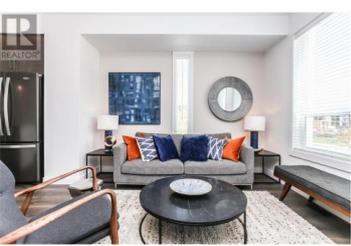


# 610 Academy Way 26 Kelowna British Columbia

University District

## \$629,900



Limited-Time Offer! Firm offer by April 30, 2025 to take advantage of exclusive strata fee incentives: - Building 12 - Unit #26: 2 years free strata fees. - Building 13 - Units #36 & #38: 1 year free strata fees. - Buildings 14, 15 & 16 - Multiple Units Available: 1 year free strata fees. MOVE IN READY! OPEN HOUSE Every Wed & Thurs, 12-3pm at Unit #115! Please note: Photos show a similar unit in the Dark Epsilon color scheme, the unit for sale features the Light Sigma color scheme. Welcome to the Delta II floor plan at Academy Ridge--where modern style meets everyday convenience! This move-in-ready townhome offers 3 bedrooms, 2.5 baths, and a thoughtfully designed layout with 9ft ceilings and premium finishes. Enjoy Whirlpool stainless steel appliances, quartz countertops, LED lighting, and window coverings throughout. Stay comfortable year-round with central heat and AC, and take advantage of the gas BBQ hookup on your private patio for effortless outdoor dining. The oversized tandem garage provides ample space for parking and storage, while the community's lush central park offers a great spot to relax or play. Located just a short walk from UBCO and only 5 minutes by car to YLW airport and local shopping, this location is hard to beat! Plus, with low strata fees and pet-friendly bylaws allowing two small dogs or cats or one large dog, this home is perfect for students, ...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Ian Watson**

Coldwell Banker Horizon Realty

Phone: (250) 859-1222

<http://www.watson-brothers.com/>

