



## 300 Patterson Road Kelowna British Columbia

Rutland North

# \$665,000



First time ever offered for sale - This is a well maintained home on a generous 0.21-acre lot on a quiet street. The home has been well maintained with some nice updates throughout the years, this property is ideal for first-time buyers, downsizers, or investors. The functional floor plan features a spacious living room, comfortable bedrooms, and a bright, updated kitchen. Enjoy year-round comfort with central air conditioning and a forced-air furnace. The home is connected to city sewer and includes a concrete crawl space. Outside, you'll appreciate the ample parking, oversized single garage, and a beautiful private backyard with plenty of space for gardening, entertaining, or future patio expansion. Recent updates include: Roof (2020), Furnace & A/C (2015), Windows & Doors (2015), Kitchen (2015), and Flooring (2026). A fantastic opportunity to own an affordable, move-in ready home on a large lot in a peaceful neighbourhood. Call today to book your viewing! (id:6769)

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