



3367 Wolfe Road Westbank British Columbia

Westbank Centre

\$790,000



If you want a real yard -- not a strip of grass between two fences -- start here. 3367 Wolfe Rd is a 5-bedroom, 2-bathroom rancher with a walk-out basement on a level 0.46-acre lot. That's nearly 20,000 sq ft of usable ground: room for the trampoline, the RV, the boat & the visitors, plus fruit trees, a fire pit area, u/g irrigation and a newer deck already wired for a hot tub. Inside, the work is done -- refreshed kitchen with a pass-through window to the deck, updated bathrooms, vinyl-plank flooring, new interior & closet doors, LED lighting. Three bedrooms up, two down, with a separate-entrance in-law suite ready for visiting family. Location is easy: the elementary school is around the corner, middle & high school are a few minutes away, and Westbank Centre shopping, Mt Boucherie trails & the lake are all close. Now the part that changes the math: the lease is prepaid through 2106 -- no annual lease fee, no monthly service charge, nothing to modernize or extend, and no property transfer tax at closing. If you've been renting, or you're a family that's outgrown the townhouse - book your viewing. (id:6769)

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