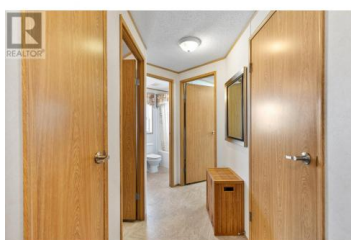


## 8945 Highway 97 Other 37 Kelowna British Columbia

Lake Country East / Oyama

**\$415,500**



Welcome to Duck Lake Estates, where pride of ownership shines in this well-maintained and move-in-ready home! Nestled in a peaceful and well-run community, this property offers a perfect blend of comfort, convenience, and lifestyle. The massive covered deck is an ideal space for a BBQ or simply relaxing and enjoying the fresh air. Inside, you'll find a thoughtfully designed layout, featuring three bedrooms, two of which boast full walk-in closets for ample storage. The ensuite bathroom has been beautifully updated with a brand-new shower. This home features 3-year-old appliances, a new washer and dryer, a reverse osmosis system, and a water softener. The 50-gallon upgraded hot water tank (6 years old) provides plenty of hot water for the entire household. The home was electrically certified in December 2023, offering peace of mind. Outside, features a boxed garden, perfect for growing fresh produce, and a shed with a concrete pad for extra storage. A wheelchair ramp makes the home easily accessible, but it can be removed to reveal stairs underneath. Located in an exceptional neighborhood with fantastic neighbors, this home is just minutes from UBCO, the airport, shopping, and all the amenities of Lake Country (Winfield). The park itself is well-managed with all services included, offering a stress-free and welcoming community atmosphere. This is a rare opportunity to own a b...



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