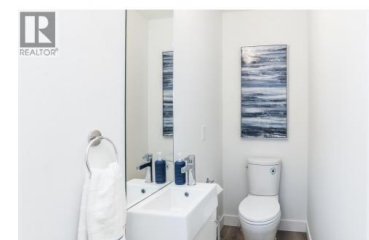
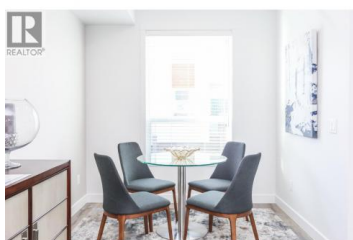
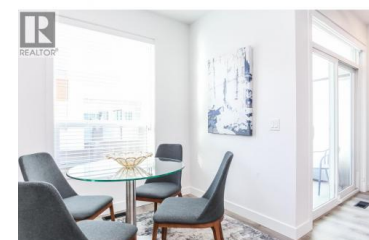
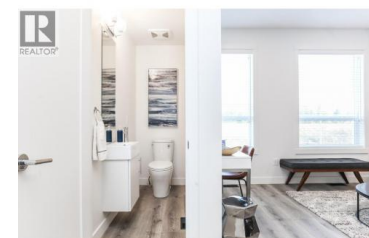




## 610 Academy Way 38 Kelowna British Columbia

University District

# \$629,900



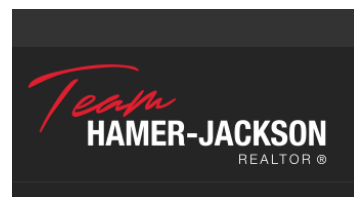
MOVE-IN READY! (Photos feature the Sigma, light, colour scheme; the unit for sale is the Omega, white, colour scheme) This is a standout opportunity, especially for first-time buyers, thanks to an unbeatable location: just a short walk to UBCO, five minutes to the airport and shopping, and only five minutes to the award-winning Okanagan Rail Trail that links downtown and beyond. Inside, every home is packed with modern upgrades: stainless steel appliances, full-size laundry, central A/C with gas-forced air heat, window coverings, and a two-car garage. Whether you're moving in yourself, renting out, or investing for your kids while they attend UBCO, this property checks every box. The Delta II floor plan at Academy Ridge combines sleek style with everyday convenience, offering 3 bedrooms, 2.5 bathrooms, soaring 9-ft ceilings, and premium finishes. Low strata fees and pet-friendly bylaws make it ideal for students, professionals, or investors alike. Don't wait, schedule your showing today! (Photos shown are of a similar unit.) (id:6769)

### Ian Watson

Coldwell Banker Horizon Realty

Phone: (250) 859-1222

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



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