



## 770 Rutland Road 401 Kelowna British Columbia

Rutland North

# \$399,900



Discover the perfect blend of space, quiet, and convenience in this oversized 835 sq. ft. TOP-floor apartment. Featuring a flexible 1-bedroom plus Den layout, this home is ideal for professionals needing a quiet office/ students or small families looking for extra room. Prime Location: Tucked away in a peaceful section of the building for ultimate privacy. Spacious Living: Enjoy a large private balcony and high ceilings that only a top-floor unit can provide. Parking & Storage: Includes secure underground parking, keeping your vehicle safe and snow/heat-free. Situated in a walker's paradise, you are steps away from Rutland Senior Secondary (RSS) and the middle school with many education programs: Advanced Placement, dual credit, apprenticeship, French immersing and much more. For fitness and fun, the YMCA, Arena, and Gymnastics Centre are right at your doorstep. Commuting is effortless with the rapid bus route nearby, offering a direct, fast link between UBCO and Downtown Kelowna. Weekend relaxation is easy with Ben Lee Park just a short stroll away--home to a massive playground, skate park, and family BBQ areas. Plus, with Costco and major shopping nearby, your errands are finished in minutes. Rental, pets, kids - all welcomed! Strata fees 260\$ a month and includes Heat, Water, Garbage, Management, Insurance. (id:6769)

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