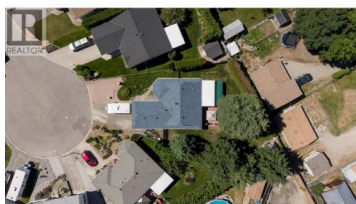


## 402 Houghton Court Kelowna British Columbia

Rutland North

# \$760,000



Welcome to Houghton Court, a charming rancher tucked into a quiet cul de sac in one of Kelowna's most convenient pockets. This single level home was made for easy living, with everything you need on one floor and no stairs to navigate, making it an ideal fit for first time buyers or downsizers looking to simplify. Large .22 acre property with a double car garage and a nice large driveway with extra parking for trucks and RV parking. Excellent property for all the pets with a large fully fenced back yard with shade and a built in "Catio" for the playful felines! Inside you will find a bright, comfortable layout that lives larger than you might expect, complete with a full crawl space that adds valuable square footage and plenty of room for storage. The thoughtful single level design keeps daily life simple and accessible for years to come. Step outside to a large fenced backyard with room to garden, entertain, or simply relax, all while staying refreshingly low maintenance. The peaceful cul de sac setting means minimal traffic and a real sense of community, while the central location puts shopping, schools, parks, and amenities just minutes from your door. Homes like this, offering one level living, a generous yard at an approachable price, are exactly what today's buyers are searching for. Walking distance to Ben Lee Park with it's own waterpark. Whether you are stepping i...

**Bradyn Byron**

Royal LePage Kelowna

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