



## 421 Fleming Road Kelowna British Columbia

Rutland North

# \$519,000



YOU looking for something BETTER than a claustrophobic apartment, condo or townhouse in Kelowna well under \$550k with a Real Backyard? Look no further than this 1076 sq/ft 2 bed, 1.5 bath home with a massive 30' x 91 foot backyard!! Enough for the kids to play, parking trailers and a shed in the back. Recent updates include a new 1500 sq/ft asphalt drive and parking area (\$14,000) in 2025. \$20,000 investment in heat pump technology with 3 splitter units up and down in 2023, \$3000 in siding and fascia in 2022 and a new HWT. The home has dual pane vinyl windows up and down. Flooring done over the past 7 years approximately. New 40AMP sub panel was installed for the buyer who needs their Hot Tub. Great central location to schools, shopping and convenience. This home is plug n' play ready. Welcome to 421 Fleming! (id:6769)

### Steve Bearss

3 Percent Realty Inc.

Phone: (250) 309-3442

<http://www.3pr.ca/3-listings>



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