



## 437 Primrose Road Kelowna British Columbia

Rutland North

**\$789,000**



Step into this beautifully maintained 2021-built home offering 1,775 sq ft of stylish, functional living space with 3 bedrooms and 3 full bathrooms. Designed for today's modern family, it's located just minutes from schools of all levels, transit, the YMCA, and Rutland sportsfields—blending comfort with everyday convenience. Upstairs, the sunlit main level features a fresh open-concept layout with durable laminate flooring and large windows throughout. The kitchen impresses with clean white cabinetry, stainless steel appliances, pendant lighting, and a central island—perfect for casual meals or entertaining. The dining area flows seamlessly onto a spacious back deck with stairs leading to the fully fenced yard—ideal for kids and pets. This level includes two bedrooms, including a bright primary with a 4-piece ensuite, plus another full bathroom. Downstairs, a spacious family room offers the perfect place to relax or host guests. A third bedroom and full bathroom provide added flexibility for visitors, teens, or in-laws—plus, there's suite potential for future income or multi-generational living. Outside, enjoy a single garage, flat driveway, and dedicated RV/boat parking. Perfect for first-time buyers, this move-in ready home offers more value and independence than similarly priced townhomes—no strata fees, your own yard, and room to grow. Immediate possession possible!...



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

**Ho Nguyen**

Royal LePage Kelowna

Phone: (250) 870-1509

<http://welcomehomekelowna.com/>

