



## 460 Yamaoka Court Kelowna British Columbia

Rutland North

**\$779,900**



Welcome to 460 Yamaoka Court -- a beautifully updated 4-bedroom, 2-bathroom home nestled on a quiet cul-de-sac in the heart of Rutland North. Situated on a generous 0.23-acre lot, this property offers incredible outdoor space, privacy, and potential for families, pets, and entertaining. The main floor features a bright, open layout with large windows, updated flooring, and a spacious living and dining area that flows seamlessly into the refreshed kitchen, two bedrooms, and a fully renovated bathroom. Step out onto a spacious balcony overlooking the huge, fully fenced backyard -- perfect for kids, gatherings, or relaxing quiet evenings. Downstairs, the walk-out lower level includes two additional bedrooms, a fully renovated bathroom, laundry area, a gym/rec room, and ample storage. With a separate entrance and a versatile layout, the lower level offers excellent flexibility for extended family, a home business, or future suite potential. Notable updates include a new roof and gutters, new windows and sliding door, a concrete patio, under-deck storage, and modern finishes throughout. Ideally located near schools, parks, shopping, and transit, this home delivers space, value, and lifestyle in a family-friendly neighbourhood. (id:6769)

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