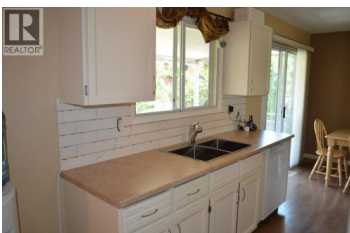




## 565 Dougall Road Kelowna British Columbia

Rutland South

# \$799,950



Charming 3-Bedroom Family Home with LEGAL 1 2-Bedroom Suite Prime Established Neighbourhood Welcome to this well-maintained single-family home in one of the most desirable established neighbourhoods. Offering 3 bedrooms and 2 bathrooms on the main level, this property is perfect for families or savvy investors looking for mortgage-helping income. Step inside to beautiful hardwood floors that flow throughout the main living areas. The two bathrooms feature luxurious heated tiled floors for year-round comfort. The bright and functional layout makes everyday living easy and enjoyable. Outside, you'll love the spacious covered deck -- ideal for morning coffees, BBQs, or relaxing evenings. The huge backyard is a standout feature, complete with an irrigated lawn and mature trees for shade and privacy. Best of all, it backs onto a lane that leads directly to Belgo School -- a rare convenience for families with children. Key Highlights:

- oLegal 2-bedroom suite (excellent income potential or extended family living)
- oHardwood floors on the main level
- oHeated tile floors in both bathrooms, New Roof 2025, New SS Fridge
- oSpacious covered deck
- oLarge, private backyard with irrigation
- oBacks onto laneway with direct access to Belgo School

This turnkey home combines classic charm with practical features in a fantastic family-friendly location. Whether you're looking for a comfortable family...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
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Phone: (250) 863-0920

