



## 1101 Cameron Avenue 60 Kelowna British Columbia

Kelowna South

**\$768,000**



Location, location, location! This beautifully updated walk-out rancher is perfectly situated on a rare creekside lot in Sandhaven—one of Kelowna's most sought-after 55+ gated communities. Tucked into a quiet corner of the complex, this 3-bedroom, 3-bath detached home offers exceptional privacy, tranquility, and truly low-maintenance living in the heart of the city. Enjoy unbeatable convenience just minutes from Kelowna General Hospital, downtown, Orchard Park Shopping Centre, golf, restaurants, and parks. Inside, the bright open layout features a refreshed kitchen with newer stainless steel appliances, granite countertops, updated flooring, and modern fixtures. Big-ticket updates include a new roof and updated plumbing (Poly-B removed). The main level offers a spacious primary suite with walk-in closet and ensuite, formal living and dining areas overlooking green space, and a covered balcony—perfect for morning coffee or evening relaxation. The walk-out lower level provides a large family room opening to a covered patio, a third bedroom, and a full bath—ideal for guests, hobbies, or a home office. Bonus unfinished areas offer excellent storage or future development potential. Outside, enjoy the private landscaped creekside setting with enclosed upper deck and shaded lower patio. A single garage, heated outdoor pool, RV parking, and pet-friendly policy (1 dog or 1 cat up ...)



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