



## 778 Copeland Place Kelowna British Columbia

Kelowna South

# \$774,900



Set on a quiet street close to downtown, beaches, shopping, parks, and amenities, this one-level home offers a comfortable layout that is easy to live in. With no shared walls, no stairs, and windows on multiple sides, the interior feels bright, open and easy to move through. The kitchen, dining area, and living room work well for daily routines and entertaining, while the primary bedroom offers closet space and access to the 4-piece Jack and Jill bathroom. The fully fenced front and back yards provide secure and usable outdoor space for pets, gardening, relaxing on the deck, storage, and enjoyment without relying on common areas. Whether you want room for planters, patio furniture, a barbecue, or a place for pets to spend time outside, the yard adds practical space that expands how the property can be used. Private front parking adds convenience, with street parking nearby for guests or clients. The converted garage is finished as a studio with its own separate entrance and 3-piece bathroom with steam shower. This flex space could support a home based business, private office, creative workspace, guest space, gym, or hobby room. It offers future flexibility and could be converted back to a single-car garage. The property is an unconforming bare-land strata with no strata fees or bylaws currently in place, giving the owner fewer restrictions, flexible use, private yard space...

**Todd Loeppky**

Century 21 Assurance Realty Ltd

Phone: (250) 878-3076



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

