



810 Fife Road Kelowna British Columbia

Rutland South

\$735,000



Fabulous opportunity to own a well-maintained home on a quiet, established street in Rutland South. Central location offers EZ access to transit, schools, shopping, parks, and nearby golf, making it appealing for families and investors alike. Situated on a corner lot, the property provides generous parking with space for RVs, boats, and multiple vehicles. A detached workshop is ideal for mechanics or hobbyists, featuring built-in workbenches and a wood stove. The home has been carefully maintained and features vinyl windows, A/C approximately 5 years old, and a roof estimated at approximately 5 years of age. While some interior updating may be desired, the fundamentals are solid. The main floor includes a galley-style kitchen, dining area, living room, 3 bedrooms, front foyer with coat closet and a full bathroom with a walk in tub. The basement offers strong suite potential with a family room, full bathroom, laundry/utility room, bedroom, and an additional room suitable as a bedroom. The layout allows for separate access, including an exterior entrance and the ability for the lower level to have its own driveway, creating natural separation. The yard reflects the care of an avid gardener, with a large side garden bed that can be converted to lawn or additional parking, plus a privacy hedge, drip irrigation, and chain-link fencing. Being sold under Power of Attorney. POA has

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