



## 965 Graham Rd Road Kelowna British Columbia

Rutland South

**\$925,000**



Centrally located in Rutland, this spacious 5 Beds, 2.5 Baths home with a Legal Suite is ideal for families or investors. The main floor boasts 3 beds and 1.5 baths, while the basement features 2 beds and 1 bath with a separate laundry and separate entrance. Enjoy a covered large deck, 2 garden sheds for extra storage, large backyard, ample parking. Minutes from shopping, walking distance to elementary schools (Quigley, Springfield), middle school (Springfield) and a few steps to public transport. Recent upgrades include: New floor - 2024, Hot water tank - 2023, AC & Furnace - 2021. Currently the main Floor is Vacant. The basement is rented month to month for \$1700 plus 40% of utilities making it a huge mortgage helper. Don't miss this fantastic opportunity in a Prime Rutland Location. (id:6769)

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