



610 Academy Way 103 Kelowna British Columbia

\$629,900

NO GST. MOVE-IN READY! DEVELOPER RESALE! 1 year developer provided warranty with the remainder of 2-5-10 warranty. Priced at \$629,900 NO GST, **Unit in photos is Sigma (light) colour scheme, unit being sold is Omega (white) colour scheme** This unit is a standout opportunity, especially for first-time buyers, location is unbeatable: just a short walk to UBCO, 5 minutes to the airport and shopping, and only 5 minutes to the award-winning Okanagan Rail Trail that connects downtown and beyond. Inside, every home is loaded with modern features, stainless steel appliances, full-size laundry, central A/C with gas forced air heat, window coverings, and a two-car garage. Whether you're looking to live, rent, or invest for your kids while they attend UBCO, this opportunity checks all the boxes. The Delta II floor plan at Academy Ridge blends modern style with everyday convenience, offering 3 bedrooms, 2.5 bathrooms, soaring 9ft ceilings, and premium finishes. With low strata fees and pet-friendly bylaws, it's perfect for students, professionals, or investors. Don't wait, schedule your showing today! Photos shown are of a similar unit. (id:6769)

Living room 13'0" x 13'0"

2pc Bathroom Measurements not available

Dining room 13'0" x 9'0"

Kitchen 11'0" x 13'0"

Bedroom 10'0" x 11'0"

3pc Bathroom 5'0" x 9'0"

4pc Ensuite bath 9'0" x 6'0"

Bedroom 9'0" x 11'0"

Primary Bedroom 13'0" x 11'0"

Other 32'0" x 12'0"

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>

stilhavn
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**Stilhavn Real Estate Services
Okanagan**

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