



1965 Durnin Road 116 Kelowna British Columbia

\$399,900

Welcome to one of the best values in Kelowna, now refreshed, move-in ready, and with a great bonus: the Seller will cover the strata fees for the remainder of 2026! Offering an impressive 1,156 sq ft, this ground-floor home features 2 bedrooms, 2 bathrooms and a spacious layout that feels more like a home than a typical condo. Fresh updates give it a clean new look, while oversized bay windows bring in plenty of natural light. And when Okanagan summer arrives, you'll REALLY appreciate the CENTRAL AC, plus a furnace replaced in 2021. The U-shaped kitchen offers plenty of workspace and storage, with potential to open the wall to the adjoining living space. The living and dining areas lead to a private covered walk-out patio with natural gas BBQ hookup, perfect for morning coffee or summer evenings. The generous primary suite features a walk-in closet and updated ensuite with tiled walk-in shower. There's also a full-sized laundry room and same-floor storage locker. Bristol Gardens is well maintained, with strata fees UNDER \$380/month, refreshingly low compared to many condo buildings. Amenities include heated underground parking, car wash bay, clubhouse and WOODWORKING SHOP. Orchard Park, Costco, Superstore, restaurants, transit and Mission Creek Greenway are minutes away. Pet friendly, immediate possession available and priced BELOW \$400K. Central A/C, low strata fees, 1,156 sq ft AND the Seller is paying those fees for the rest of 2026? That's a lot of condo for the money. (id:6769)

Laundry room 7'8" x 5'4"

4pc Bathroom 8'5" x 5'1"

3pc Ensuite bath 8'11" x 5'2"

Bedroom 19'11" x 9'2"

Primary Bedroom 28'4" x 10'5"

Dining room 12'7" x 9'1"

Living room 15'11" x 12'7"

Kitchen 10'4" x 8'8"

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