



# 610 Academy Way 117 Kelowna British Columbia

\$749,900

Limited-Time Offer! Firm offer by April 30, 2025 to take advantage of exclusive strata fee incentives: - Building 12 - Unit #26: 2 years free strata fees. - Building 13 - Units #36 & #38: 1 year free strata fees. - Buildings 14, 15 & 16 - Multiple Units Available: 1 year free strata fees. MOVE IN READY! OPEN HOUSE Every Wed & Thurs, 12-3pm at Unit #115! Please Note: This unit features the OMEGA - White color scheme, while the photos shown are of the SIGMA - Light scheme. Welcome to Academy Ridge's most spacious floor plan, designed for versatility and an incredible revenue opportunity! This 3-bedroom + den townhome includes a self-contained student accommodation with a private entrance, making it perfect for extra income. A home that truly works for you! Spanning 3 levels, the top 2 floors are dedicated to the owner's living space, while the lower level can function as a student rental, boarding room, or third bedroom. The main floor features a bright, modern kitchen with quartz countertops, a quartz-covered island, tile backsplash, stainless steel appliances, a BBQ deck, and a powder room. Upstairs, you'll find 2 bedrooms and a full-sized den, the primary suite with a walk-in closet and a 4-piece ensuite. With a double car garage, central A/C, window coverings, and a comprehensive New Home Warranty, this townhome offers unmatched flexibility and value. Whether you live in the entire space or rent out a portion, the choice is yours! (id:6769)

3pc Bathroom Measurements not available

4pc Ensuite bath 8'0" x 8'0"

Primary Bedroom 12'0" x 13'0"

Laundry room 3'1" x 2'9"

Bedroom 11'0" x 9'0"

Den 8'0" x 13'0"

Other 21'0" x 20'0"

3pc Ensuite bath Measurements not available

Bedroom 9'0" x 21'0"

2pc Bathroom Measurements not available

Living room 13'0" x 13'0"

Dining room 14'0" x 17'0"

Kitchen 16'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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

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