



610 Katherine Road 12 Kelowna British Columbia

\$317,000

Welcome home to Kelowna West Estates! Backing onto a QUIET HILLSIDE, this cozy retreat offers a very PRIVATE peaceful setting that feels worlds away from the everyday. Priced at only \$317,000, this lovely UPDATED 2-bed, 2-bath home offers exceptional value just minutes from both Kelowna and West Kelowna. You'll love barbecuing on the COVERED DECK or relaxing out back while watching birds, deer and quail. The FULLY FENCED YARD is perfect for pets or simply enjoying your own quiet outdoor space, complete with herb and vegetable garden beds, lilacs and storage sheds. Inside, you'll find a bright, welcoming home with an attractive 2017 kitchen featuring modern cabinetry, QUARTZ COUNTERTOPS and a STAINLESS STEEL appliance package. Major updates completed in 2017 also include the gas furnace, central A/C, flooring, bathrooms and new washer and dryer. You'll also enjoy the bonus room off the covered deck. The efficient floor plan makes excellent use of every square foot, creating a home that feels both comfortable and functional. And the LOCATION is hard to beat - just over the bridge to Kelowna amenities with quick access to West Kelowna, the lake, the nearby shopping center and Xtreme Theatre, public transit and Bear Creek Provincial Park. PRIVACY, UPDATES and SOLID VALUE - this is affordable Okanagan living at its best! Pad rent includes water, garbage collection and snow removal. Pet friendly - 2 cats or 2 dogs with park approval. No age restrictions. No rentals. (id:6769)

Laundry room 6'10" x 5'9"

Foyer 4'11" x 11'7"

Den 7'9" x 8'0"

Storage 10'0" x 9'3"

4pc Bathroom 4'11" x 7'7"

3pc Ensuite bath 5'0" x 7'7"

Bedroom 7'9" x 11'0"

Primary Bedroom 13'0" x 11'6"

Kitchen 6'10" x 15'6"

Dining room 7'8" x 11'10"

Living room 13'0" x 14'0"

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<https://akloewen.ca/>

stilhavn
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Okanagan**

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