



## 695 Academy Way 122 Kelowna British Columbia

\$520,000

Welcome to U6 in the highly desirable University District at UBCO -- a spacious and well-appointed 3-bedroom, 3-bathroom residence designed with student living and investment potential in mind. Two bedrooms feature their own private 3-piece ensuite, while the third bedroom is positioned across from a full bathroom, creating an ideal and functional layout for tenants. This property has consistently been rented and benefits from strong demand in the UBCO area, where rental rates remain among the highest in the city. Its proximity to campus makes it a reliable and attractive option for students year after year. The modern kitchen opens into a bright living and dining area, offering a practical open-concept design. In-suite laundry and a bonus! Two parking stalls! Located just steps to UBCO, the fitness centre, restaurants, shopping, trails, and transit, this is a turnkey investment opportunity in a prime rental location -- a smart addition to any real estate portfolio. (id:6769)

Bedroom 9'10" x 9'11"

3pc Ensuite bath 5'4" x 7'8"

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Bedroom 9'11" x 9'5"

Living room 16'6" x 11'3"

Primary Bedroom 12'8" x 9'6"

4pc Bathroom 7'10" x 6'6"

Kitchen 9'5" x 9'10"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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