



1240 Collison Road Kelowna British Columbia

\$889,900

Welcome to 1240 Collison Road, a beautifully cared for and thoughtfully maintained home situated on a desirable corner lot in Rutland South. Offering 4 bedrooms and 2 bathrooms, this property has been updated and meticulously looked after over the years, with a warm and inviting feel throughout. The bright and cozy living spaces are filled with natural light, creating a comfortable atmosphere throughout the home, while a gas fireplace adds warmth and character to the main living area. The generously sized bedrooms offer plenty of space for everyone, with one bedroom located without a window, offering flexibility for use as a bedroom or additional space depending on your needs. Outside, the corner lot is surrounded by gorgeous mature landscaping that adds character, greenery, and privacy to the property. The fully fenced yard is perfectly set up for enjoying the warmer months, featuring a covered patio that provides a great space to relax, dine outdoors, or entertain. The above ground pool is ideal for cooling off and enjoying sunny Okanagan summers with family and friends, while full irrigation helps keep the established landscaping looking its best. A carport provides convenient covered parking, while the fully heated detached shop is an exceptional addition, offering a versatile space for hobbies, projects, storage, or a dedicated workspace. The location is a standout, with schools, the Mission Greenway, shopping, restaurants, recreation, and a wide range of everyday amenities all within easy reach. Whether you are heading out for a walk along the Greenway, getting the kids to school, grabbing groceries, or enjoying everything Rutland and the surrounding area has to offer, so much is conveniently close by. Tucked into an established residential setting while remaining incredibly accessible, 1240 Collison Road offers a rare combination of space, comfort, mature out...

Utility room 5'11" x 7'10"

Media 12'10" x 16'6"

Storage 13'1" x 3'8"

Recreation room 12'10" x 16'8"

Bedroom 12' x 12'

Bedroom 12'10" x 12'5"

Primary Bedroom 12'10" x 11'2"

Living room 14'2" x 19'2"

Kitchen 12'9" x 10'1"

Dining room 10'9" x 12'4"

Dining room 10'9" x 12'4"

Bedroom 10'9" x 11'

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<http://brettbrealestate.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

3pc Bathroom 5'11" x 6'3"

4pc Bathroom 8'11" x 7'10"