



## 1260 Ethel Street Kelowna British Columbia

\$875,000

Well cared for home in a convenient North end location within walking distance to schools, rail trail, shopping and entertainment. This home is atypical for the area, built in 2000 with 2017 upgrades to kitchen and flooring, more recent improvements include alley driveway with secure gate, front deck, basement storage and freshly painted throughout. Enjoy your morning coffee on east facing front deck under the apricot tree with view of mountains or rear deck off the primary bedroom overlooking the gardens below. Nice updates with beautiful Westwood cabinetry in the efficient kitchen and upstairs baths as well as convenient storage cabinets in basement, easy care vinyl flooring, and a murphy bed in the basement bedroom. Separate entrance from rear yard to basement with suite potential. Low maintenance landscaping with mature trees and gardens. U/g irrigagion not used since 2022 but winterized then. Bonus of low utility cost to operate this home. Just move in and enjoy all living downtown Kelowna has to offer. (id:6769)

Laundry room 9'4" x 6'10"

Recreation room 31' x 26'

Bedroom 9'11" x 12'9"

4pc Bathroom 5'6" x 10'

3pc Ensuite bath 7'8" x 7'10"

Bedroom 9'11" x 10'

Bedroom 12'3" x 10'

4pc Bathroom 7'8" x 6'6"

Primary Bedroom 10' x 14'4"

Kitchen 9'3" x 13'3"

Living room 13' x 19'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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