



# 1269 Marlyn Court West Kelowna British Columbia

\$859,000

Discover the perfect blend of comfort and convenience in this move in ready 4-bed, 3-bath home. Nestled on a cul de sac in the family-friendly neighborhood of Lakeview Heights with schools just a short stroll away, this home offers the perfect setting for raising a family. Imagine yourself enjoying peaceful evenings in your beautiful private yard surrounded by many fruit trees, or hosting family and friends in your spacious, updated home. Most big-ticket items have been professionally taken care of, making this home truly move-in ready. Updates include a modern kitchen with newer appliances (2018), (stove in 2024), as well as the flooring (2018), and bathrooms on the upper level. Roof (2023) gutters and downspouts (2020) windows 2006, furnace 2010 and hot water tank 2018. This gem, lovingly maintained by the original owners, boasts a gardener's paradise on a spacious .26-acre lot, offering under ground irrigation (front & back) private fenced yard and mountain views. Don't miss out as this is the perfect place to call home! (id:6769)

3pc Bathroom 6'4" x 8'10"

Bedroom 12'8" x 14'3"

Utility room 5'3" x 3'8"

Laundry room 11'7" x 9'

Recreation room 24'1" x 30'1"

Full bathroom 12' x 4'11"

Bedroom 10'8" x 9'8"

Bedroom 11'9" x 9'11"

3pc Ensuite bath 7'11" x 5'

Primary Bedroom 14'1" x 11'1"

Living room 14'1" x 17'7"

Dining room 12'5" x 10'11"

Dining nook 12' x 8'2"

Kitchen 12' x 7'10"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://kimhancharuk.com/>

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