



## 3206 Shannon Lake Road 20 West Kelowna British Columbia

\$224,900

COULD THIS BE THE MOST AFFORDABLE RETIREMENT LIVING IN THE VALLEY? This immaculate and fully updated 2-bedroom + den home in the 45+ Shannon Lake Estates community offers unbeatable value and comfort. Featuring a bright, open-concept layout with newer floors, roof, windows, furnace, and central A/C--this home is move-in ready! The spacious kitchen includes a skylight and reverse osmosis water system, while the living areas enjoy abundant natural light. The bedrooms are spacious, and the updated 4-piece bathroom adds modern flair. Gardeners will love the raised beds, and landscaped yard. Extras include a water softener, new washer/dryer, a 16' x 22' detached workshop with 8-ft ceilings, a garden shed, and parking for up to 2 vehicles, but could be expanded easily. A large sunroom addition provides extra living space with afternoon sun. Located close to golf, shopping, and restaurants. One dog & one cat or two cats permitted (no rentals, 19+ for additional occupants). Don't miss this gem--book your showing today and get ready to call this one ""Home""! Oh Yeah... Check out the monthly pad rental at only \$525. Compare to most other parks with pad rentals hundreds of dollars more...This will save you thousands. (id:6769)

Workshop 18'9" x 11'6"

Den 11'5" x 6'6"

Family room 16'5" x 13'4"

Dining room 10'8" x 5'9"

4pc Bathroom 7'5" x 8'0"

Primary Bedroom 13'7" x 13'4"

Bedroom 10'1" x 13'9"

Living room 17'3" x 10'9"

Kitchen 13'10" x 7'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.keithbagley.com/>

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