



# 260 Franklyn Road 201 Kelowna British Columbia

\$435,000

Welcome to Franklyn Central -- a TOP FLOOR, corner two-bedroom suite with 2 SIDE BY SIDE PARKING STALLS & storage locker, that pairs affordability with standout practicality in one of Kelowna's most central pockets. Enter from the foyer into a bright, inviting living room that opens onto a generous balcony accessible from both the living room and the primary bedroom -- a calm spot for morning coffee overlooking peaceful green space. The kitchen is a pleasure to cook in, fitted with stainless steel appliances, shaker cabinetry and a smart layout that makes meal prep easy, sociable and enjoyable. The primary suite offers a large walk-in closet, and en suite. Practical living is elevated by a well-designed laundry/utility mudroom complete with a utility sink, stacked washer/dryer-- an ideal workspace for laundry and outdoor gear. Corner exposure and top-floor placement deliver extra natural light, added privacy and a quieter outlook. The building welcomes residents of all ages, and 1 pet permitted with restrictions. Steps to Ben Lee Park, neighbourhood shopping, transit and everyday conveniences, all comfortably within walking distance make this budget-friendly unit perfect for buyers who prize effortless, walkable living, while prioritizing top-floor corner privacy and the tangible advantage of two parking stalls. (id:6769)

- 4pc Bathroom 6'8" x 4'11"
- 3pc Ensuite bath 7'9" x 4'11"
- Bedroom 9'9" x 9'2"
- Primary Bedroom 12'11" x 10'10"
- Laundry room 5'9" x 8'8"

- Dining room 8'7" x 9'
- Living room 20'1" x 12'5"
- Kitchen 14'8" x 9'4"
- Foyer 9'5" x 7'6"

Listing Presented By:



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Royal LePage Kelowna

<http://www.macdermottholmes.ca/>

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