



## 2345 Butt Road 217 West Kelowna British Columbia

\$326,800

AFFORDABLE LIVING IN WEST KELOWNA - LOOKING FOR A MODERN, LIKE-NEW HOME? ABODE is a perfect place to call home for first-time buyers and retirees looking to downsize. Experience the best of West Kelowna living at ABODE, a community where lifestyle, comfort, and convenience come together seamlessly. With beaches, wineries, golf courses, trails, shops, cafes, and restaurants all close by, everything you love about the Okanagan is right at your fingertips. Inside the home, you'll enjoy a bright, open 1 BEDROOM + DEN layout enhanced by 9' ceilings and stylish vinyl plank flooring. The modern kitchen is designed for both beauty and practicality, featuring quartz countertops, flat-panel cabinetry, and stainless-steel appliances. A versatile live/work area offers added flexibility, while the 6' x 10' private deck—with a subtle lake view—creates a nice spot to unwind. You'll also enjoy 1 underground parking stall & storage locker. Life at ABODE goes far beyond your front door. The building is designed as a social hub, offering amenities such as a residents' lounge with a big-screen TV and ping pong table, a computer nook, a full kitchen, a games room, fitness centre, dog wash station, bike repair station, guest suite, and EV charging stations. It's a place where relaxation, activity, and community naturally come together. Add the peace of mind of a New Home Warranty. Don't miss your chance to secure a home in this vibrant community. (id:6769)

Laundry room 4'11" x 6'10"

Den 7'4" x 6'3"

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

Living room 9'5" x 13'10"

Kitchen 13'5" x 11'3"

Primary Bedroom 8'7" x 11'8"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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**Stilhavn Real Estate Services  
Okanagan**

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