



**Located in the quietest area in the complex with  
beautiful West Facing views towards Okanagan Lake.**



## 1045 Sutherland Avenue 226 Kelowna British Columbia

\$379,000

THE WONDERFUL WEDGEWOOD with INDEPENDENT LIVING AT IT'S BEST! Located on the QUIETTEST SIDE of the building with BEAUTIFUL WEST FACING VIEWS towards Okanagan Lake. Spacious living room/dining room combo. Large eat-in kitchen. King size primary complete with a large walk-in closet that leads you to the 3-piece ensuite. The 2nd bedroom is also a decent size along with the 4-piece main bathroom. LARGER THAN MOST laundry room. The light & bright enclosed sunroom is included in the total square footage of the floor plan & allows you to further enjoy the views. BONUS POINTS FOR an unexpected 6' x 4' walk in storage closet located across from the kitchen, forced air heating & cooling (no window shakers here!), built-in vacuum system + an additional storage locker located on the same floor. FABULOUS AMENITIES HERE; guest suites, community garden, fitness centre, billiards/games room, workshop, car wash bay, delightful sunroom that can be enjoyed year-round, + scheduled happy hours & the option to enjoy dining room meals 3 time a week. PRIME LOCATION; right across the street from one of Kelowna's largest grocery stores with a full pharmacy & wine shop. Kelowna General Hospital is a 10-minute drive as is Parkinson Recreation Centre with indoor pool. PICKLEBALL courts are very close but not close enough that you would hear the paddling. The Wedgewood is known throughout the Okanagan for its friendly, social atmosphere, stellar reputation & a well-run strata. You will love living here! (id:6769)

Storage 6'2" x 4'6"

Sunroom 18'6" x 7'

Laundry room 11'6" x 5'6"

4pc Bathroom 9'7" x 6'

Bedroom 11'1" x 10'6"

3pc Ensuite bath 9'7" x 5'1"

Primary Bedroom 14'11" x 11'6"

Dining room 14'2" x 9'1"

Living room 14'10" x 14'2"

Kitchen 15'9" x 16'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

**stillhavn**  
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