



## 2435 Butt Road West Kelowna British Columbia

\$879,900

Tucked onto a flat & private 0.21 acre lot, 2435 Butt Road brings together usable outdoor space, privacy, & walkable convenience in one of West Kelowna's hillside settings. The fully fenced south-west facing backyard features a built-in firepit & room to spread out, whether you have kids, pets, or a green thumb. Enjoy quiet moments surrounded by nature, or take a short walk to Westbank coffee shops, grocery stores, restaurants, a medical clinic, nearby farm acreages & everyday essentials that make car-free errands realistic. Bus routes & the boardwalk beach are also close by. Inside, the 2,959 sq.ft. home is bright & comfortable, with a semi-open plan, tray ceiling, gas fireplace & plenty of natural light. 3 bedrooms & 2 full bathrooms are located on the main, including a primary bedroom with 3 piece ensuite & a private balcony overlooking the backyard, mountaintops & a small view of Okanagan Lake. Another great feature is the lower level recreational TV room & the 4th bedroom for guests. There is an abundance of space for the main household PLUS an above-ground walkout 2 bedroom LEGAL suite with its own laundry, enclosed patio & lots of outdoor space for parking your tenant vehicles or recreational toys. More recent updates include painting, lighting fixtures & replacement of the air conditioner. Quick possession available. Come view today. (id:6769)

Bedroom 15'1" x 13'10"

Recreation room 20'4" x 12'7"

3pc Ensuite bath 7'9" x 6'2"

Primary Bedroom 11'11" x 14'0"

Bedroom 10'6" x 11'9"

Other 16'8" x 18'5"

Dining room 10'11" x 11'5"

Office 11'8" x 9'7"

Living room 14'10" x 24'10"

Foyer 5'3" x 5'6"

Bedroom 8'11" x 13'4"

Bedroom 11'2" x 9'5"

Living room 9'10" x 10'5"

Bedroom 8'9" x 12'7"

Other 15'5" x 10'10"

Kitchen 11'5" x 10'10"

4pc Bathrooms 10'6" x 8'4"

Laundry room 5'7" x 8'4"

4pc Bathrooms 10'6" x 8'4"

Laundry room 5'7" x 8'4"

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Kitchen 10'6" x 11'2"

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