



# 2435 Butt Road West Kelowna British Columbia

\$869,000

Enjoy a flat & private 0.21 acre lot with space you'll actually use, plus the added value of an above-ground walkout 2 bedroom LEGAL suite, all within walking distance to everyday amenities in West Kelowna. The fully fenced south-west facing backyard offers a great setup for kids, pets or gardening, complete with a built-in firepit & plenty of room to expand your outdoor use. Walk to Westbank coffee shops, grocery stores, restaurants, a medical clinic & nearby farm acreages. Transit routes & the boardwalk beach are also close by. Inside, the 2,959 sq.ft. home offers a bright & functional layout with a semi-open main living space, tray ceiling, gas fireplace & large windows that bring in natural light. The main level includes 3 bedrooms & 2 full bathrooms, including a primary bedroom with a 3 piece ensuite & private balcony overlooking the backyard, surrounding mountains & a partial view of Okanagan Lake. The lower level adds flexibility with a spacious rec room, a 4th bedroom & separation from the main living area, ideal for guests or a home office setup. The suite features its own laundry, enclosed patio & dedicated outdoor space, along with ample parking for tenant vehicles or recreational use. Whether you're looking for mortgage support or a multi-generational living option, this setup provides flexibility without compromising the main home. Recent updates include interior paint, lighting fixtures & replacement of the air conditioner. Quick possession is available. (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"
- Laundry room 5'7" x 8'4"
- Bedroom 11'1" x 12'0"
- 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"
- Other 15'11" x 18'0"

Listing Presented By:



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REMAX Kelowna

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

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,  
Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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4pc Bathroom 13'6" x 4'8"

Kitchen 12'2" x 15'11"

Kitchen 10'6" x 11'2"