



## 2486 Sexsmith Road Kelowna British Columbia

\$885,000

This wonderful home and property is fit for families and investors alike with 3 bedrooms upstairs and a 2 bedroom or 1 bed plus den legal basement suite with separate electricity meters, situated on a 0.3 Acre lot backing onto agricultural land. Numerous updates over the years with the most recent including a new roof, soffits, fascia, windows, main waterline, Deck with Trex style decking, and added insulation between floors. With a fully fenced backyard, pets and children are free to roam in safety, and there is adequate storage in the sheds for all your yard equipment and sports goods. There is parking for all your vehicles and recreational toys, and there is even a garage with welding plug for an at home shop space. Located in a prime spot, minutes from UBCO, all levels of grade school, shopping, multitudes of golf courses, restaurants, the Kelowna International Airport, and so much more. (id:6769)

Utility room 2'8" x 2'6"

Storage 8'10" x 10'1"

Bedroom 8'9" x 9'2"

Laundry room 5'6" x 7'3"

Kitchen 10'10" x 13'10"

Recreation room 24'9" x 8'10"

4pc Bathroom 12'1" x 5'

Bedroom 15'9" x 10'11"

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

Bedroom 10'8" x 8'9"

Bedroom 12'1" x 10'10"

Primary Bedroom 12'1" x 11'

Kitchen 8' x 14'2"

Dining room 8' x 9'9"

Living room 13'6" x 19'7"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group

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

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