



## 2605 Alberta Court Kelowna British Columbia

\$1,170,000

Welcome Home! This is your opportunity to live on the most desired, quiet cul-de-sac in the Hall Road area on an estate sized half-acre lot with 2 driveways! Step in to over 3,000 sqft with 3 bedrooms and a den (could be 4th bedroom w/ added window) in this 1.5 storey home plus a full basement w/ separate entrance. The main level hosts a spacious kitchen, breakfast nook, formal dining room, cozy living room (brand new carpets throughout house) and a separate laundry w/ several easy accesses to the magnificent, private and fully-fenced backyard with stamped concrete patio. The primary bedroom is located on the main across from an elegant bathroom, plus 2 bright bedrooms and a newly renovated full-bathroom upstairs. The basement offers a large den (potential 4th bed), 3rd full bathroom (brand new tub and tile surround) family and rec room area plus huge storage/utility area. This home has been cherished and offers incredible potential with solid bones. Equipped with built in vac, central air, underground irrigation and an oversized double garage (27ft deep one side). Loads of parking for RV and boats and potential for a suite with own driveway/entrance. Supreme cul-de-sac location with only 7 houses and an oasis with plenty of space for a pool and/or detached shop. Walk to parks, bus stops, the turtle pond and the trails of Mission Creek from your front door. Rural living just minutes from world class golf and dining, orchards and wineries. Buy a slice of paradise today! (id:6769)

4pc Bathroom 8'3" x 8'1"

Bedroom 9'11" x 11'9"

Bedroom 12'9" x 10'0"

Utility room 28'11" x 15'11"

4pc Bathroom 5'9" x 12'11"

Den 12'4" x 15'9"

Family room 20'1" x 24'9"

Laundry room 15'7" x 5'9"

3pc Bathroom 5'7" x 13'3"

Primary Bedroom 11'10" x 17'7"

Dining room 11'0" x 13'3"

Dining nook 8'9" x 13'3"

Kitchen 10'8" x 13'3"

Living room 19'3" x 13'3"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.