



285 Dell Road Kelowna British Columbia

\$835,000

Welcome to this warm and inviting 4 bedroom home located in the heart of Rutland South, one of Sunny Kelowna's most family friendly neighbourhoods. Thoughtfully designed with flexibility in mind, the main floor features a spacious extra Bonus / multi use room--perfect for a home office, playroom, or guest space--while the lower level offers a bright 2 bedroom suite with its own private entrance, making it an ideal mortgage helper or space for extended family. Pvt deck off the bedroom and main deck off the kitchen / bonus rm. This well maintained home has seen many important updates, including a 35 yr roof, siding, eavestroughs and newer windows. Cozy wood fireplace and woodstove features add charm and comfort, while recent flooring updates in the suite enhance its fresh, move in ready appeal. A private rear yard backing onto a community garden provides a peaceful outdoor retreat with a sense of tranquility for your morning coffee! Perfectly positioned close to schools, transit routes, shopping, and restaurants, this home also offers easy access to everything the Okanagan lifestyle is known for--golf courses, Downtown and Okanagan Lake, with the Airport and Big White Ski Resort just a short drive away. Whether you're a first time buyer, a growing family, or looking to upsize with income potential, this property is a fantastic opportunity to settle into one of Kelowna's most convenient and welcoming areas. Don't miss this one, book a showing today! (id:6769)

Kitchen 21'2" x 10'11"

3pc Bathroom 7'5" x 6'9"

Bedroom 11'8" x 10'9"

Bedroom 12'3" x 10'11"

Living room 18'3" x 10'6"

Other 23'1" x 11'9"

Kitchen 10'7" x 10'4"

Dining room 11'0" x 8'2"

Living room 20'5" x 12'3"

4pc Bathroom 9'1" x 6'11"

Primary Bedroom 12'8" x 10'0"

Bedroom 12'0" x 9'1"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<https://grantbond.royalpage.ca/>

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.