



563 Yates Road 301 Kelowna British Columbia

\$479,000

Welcome to The Verve, one of Kelowna's most recognizable condo communities in the sought-after Glenmore neighbourhood! This spacious 1,203 sq. ft. corner unit offers 2 large bedrooms, 2 bathrooms, and an abundance of natural light pouring through its many windows. The thoughtfully designed floor plan features a generous living area, a separate dining space, and a spacious primary bedroom complete with a walk-in closet. Exceptionally well maintained by the current tenants, this home offers both comfort and functionality. Enjoy the added convenience of 2 secure underground parking stalls, a storage locker, and secured building entry. Residents of The Verve enjoy fantastic amenities, including an outdoor swimming pool and beach volleyball court, creating a vibrant community atmosphere. Ideally located with Starbucks and Subway just across the street, nearby shopping, restaurants, parks, and public transit within walking distance along Glenmore Road. Currently rented for \$2,200 per month plus utilities to month-to-month tenants, this property presents an excellent opportunity for investors seeking rental income or buyers looking to make this desirable Glenmore community their home. Spacious corner-unit living, exceptional convenience, and resort-style amenities. Discover the lifestyle The Verve has to offer! (id:6769)

Foyer 11'10" x 7'5"

Other 6'9" x 8'6"

Other 8'0" x 5'3"

Other 4'1" x 4'2"

Full bathroom 8'11" x 5'3"

Full bathroom 8'1" x 5'11"

Dining room 12'2" x 11'2"

Kitchen 9'10" x 11'7"

Living room 13'11" x 13'9"

Primary Bedroom 13'7" x 20'9"

Bedroom 16'1" x 11'7"

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp.

<http://www.bcpropertytalks.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.