



# 140 Asher Road 302 Kelowna British Columbia

\$369,900

GREAT LOCATION IN THE HEART of Rutland! Enjoy ultimate convenience with Willow Park Centre & Plaza 33 just a 10-minute walk for all your shopping, grocery, dining, and cafe needs. This freshly painted spacious 2-bed, 2-bath unit offers a serene retreat and shows well. Its open-concept layout, bathed in natural light, is perfect for entertaining. The well-appointed kitchen has a pantry, a sit up counter, opening into the dining room and cozy living room, complete with an electric fireplace for that warm ambiance during the cooler months. Step onto your private covered deck to savor morning sun & mountain views all year round. The split bedroom floor plan ensures privacy, ideal for students, young families, or downsizers. The primary bedroom boasts a 4-piece ensuite, and the second bedroom has a semi-ensuite. This unit includes a full-sized washer/dryer, A/C, and ample storage. Building amenities enhance living with a workout room, media room, and a guest suite for rent all on the 3rd level. Plus, enjoy the lobby sitting and reading area, private outdoor gazebo, dedicated underground parking and 1 ground level secure parking spot. Good storage unit in the garage. With easy access to UBCO, Kelowna Airport, Big White, and downtown Kelowna, you're perfectly positioned to enjoy the Okanagan. This is a smart investment and a wonderful place to call home. Please note, no dogs and no short-term rentals. Call your REALTOR® for your private showing. (id:6769)

4pc Ensuite bath 8'0" x 3'0"  
Kitchen 11'0" x 8'0"  
Laundry room 4'0" x 6'0"  
Bedroom 11'0" x 12'0"  
Dining room 7'0" x 8'0"

Foyer 4'0" x 6'0"  
3pc Bathroom 5'0" x 7'0"  
Primary Bedroom 12'0" x 11'0"  
Living room 12'0" x 18'0"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

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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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