



770 Rutland Road 305 Kelowna British Columbia

\$455,000

****Stunning 3rd-Floor 2 Bed/2 Bath Condo with Split Floor Plan!**** Located just across from Rutland Middle and Rutland High Schools, this bright and spacious condo offers a functional U-shaped kitchen with plenty of white cabinetry and stainless steel fridge/stove. The kitchen flows seamlessly into the open living/dining area, complete with large windows, an A/C wall unit, and access to a private deck that overlooks trees and green space. The oversized primary bedroom can easily accommodate a king-sized bed, desk, and dressers. It features dual closets and leads to a 3-piece ensuite with a glass shower. The second bedroom, located on the opposite side of the unit, is also generously sized with a large closet and is conveniently situated next to the main 4-piece bathroom and an oversized linen closet. Additional highlights include a laundry room with side-by-side washer/dryer, ample storage space, and room for a freezer. This unit also comes with a storage locker (approx. 5ft x 4ft x 9ft high) across the hall and one parking stall in the underground parkade. A second surface-level parking stall can be requested through the strata, based on a lottery held every November. Enjoy reasonable strata fees of \$325.66/month, and take advantage of the option to have 2 small pets. This condo is ideally located just a 10-minute drive to UBCO and the airport, and is within walking distance to the YMCA, schools, shopping, transit, restaurants, parks, and more! (id:6769)

Living room 8'3" x 5'2"

Dining room 11'5" x 10'

Full bathroom 7'8" x 6'8"

Bedroom 11' x 14'2"

Kitchen 9' x 9'

Laundry room 8'3" x 5'2"

Full bathroom 8'7" x 5'4"

Primary Bedroom 11'6" x 14'3"

Listing Presented By:



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