



# 1045 Sutherland Avenue 315B Kelowna British Columbia

\$389,900

Welcome to life at Wedgewood--where mornings begin with friendly waves and the social calendar is always full. Set among mature greenery and beautifully maintained grounds, this sought-after 55+ community is loved not only for its amenities, but for its people. Enjoy the lounge, library, games room, fitness area, and outdoor BBQ spaces, all designed to bring neighbours together and create a true sense of belonging. Inside, this is one of the largest homes in the building--bright, spacious, and inviting. Expansive windows fill the living areas with natural light, while the enclosed sunroom offers the perfect place for morning coffee or peaceful afternoons overlooking the trees. The versatile layout includes both family and living rooms, providing flexibility for entertaining, hobbies, or hosting guests. The generous primary suite features a walk-in closet and private ensuite where quiet living comes naturally. While ready for cosmetic updates, the opportunity is clear: strong layout, generous proportions, and beautiful light create the ideal canvas to refresh and make it your own. Secure underground parking and a storage locker add convenience, and the walkable location--steps to shops, cafes, daily essentials and public transit directly in front of the building--completes the lifestyle. Spacious, connected, and full of potential, this is a place to truly feel at home. (id:6769)

Living room 18'0" x 14'5"

Full ensuite bathroom 7'11" x 9'6"

Primary Bedroom 11'11" x 14'4"

Bedroom 12'8" x 11'0"

Full bathroom 11'3" x 6'11"

Sunroom 7'0" x 25'11"

Dining room 11'0" x 11'0"

Family room 8'0" x 12'4"

Kitchen 12'4" x 13'0"

Pantry 3'7" x 8'7"

Mud room 8'6" x 4'11"

Laundry room 8'5" x 5'11"

Foyer 8'0" x 11'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna - Stone Sisters

**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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