



331-351 Phipps Crescent Kelowna British Columbia

\$1,200,000

Rare opportunity to own a beautifully-maintained, FULL duplex in a quiet, family-friendly Rutland neighborhood with no strata fees! Built in 1995, this solid 2-storey property offers excellent rental income and future potential. Each side features 1,534 sq ft (3,068 total), 3 bedrooms and 2.5 bathrooms. The main floor includes a spacious kitchen, living room, powder room, laundry, and primary bedroom with ensuite. Upstairs you'll find two generous bedrooms and a full bathroom with skylight. Each unit enjoys its own private yard, separate entry, driveway parking, and secured garage space. Plenty of room for multiple vehicles or even a workshop. The location is fantastic: 10-minute bike ride to Ben Lee Park, walking distance to Rutland Elementary, Rutland Middle School, and Rutland Senior Secondary. Rutland Activity Centre, YMCA, Rutland Arena and local dog park are all nearby. Steps from transit, minutes to shopping, 15 min. to UBCO and Kelowna International Airport, 10 min. to the lake and waterfront parks, 45 min. to Big White. Currently generating strong rental income with excellent long-term tenants paying \$3,200/month+ each on month-to-month leases. Perfect for investors seeking steady cashflow or owner-occupiers looking to live in one side and offset their mortgage (proper notice required under RTA). Potential for future stratification - buyer to verify with city. A solid investment in a vibrant, growing neighborhood. Newly-listed at a great price! (id:6769)

Other 10' x 10'	Laundry room 7'0" x 9'0"
Full bathroom 8'0" x 4'0"	Living room 13'0" x 17'0"
Bedroom 11'0" x 15'0"	Kitchen 12'0" x 15'0"
Bedroom 11'0" x 12'0"	3pc Ensuite bath 5'0" x 6'0"
Full bathroom 8'0" x 4'0"	Primary Bedroom 13'0" x 12'0"

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Full bathroom 11'0" x 14'0"

Kitchen 10'0" x 12'0"