



## 3340 McMillan Road West Kelowna British Columbia

\$519,000

Looking for space, flexibility, and value? This well-located half duplex in the heart of Glenrosa, truly checks all the boxes. The main level offers 2 bright bedrooms, while the lower level features a 1-bedroom in-law suite with its own separate entrance, kitchen, and bathroom, an ideal setup for extended family, guests, or excellent future income potential. In addition to the suite, the lower level also includes a separate bedroom and rec room, providing even more flexible living space. Outside, you'll love the large, fully fenced backyard, perfect for kids, pets, and outdoor enjoyment. A spacious enclosed cat run makes this home especially appealing for pet lovers, offering a safe and secure space for your furry family members. There's also a shed and workshop area, ideal for storage, hobbies, or projects. Plenty of parking is available, with room for multiple vehicles plus space for an RV/Boat, a rare and valuable bonus. Glenrosa is known for its strong sense of community, quiet streets, and unbeatable access to nature. You're just a short walk to schools, parks, and the scenic trails of Glen Canyon, while still being minutes to shopping, transit, and all the essentials. It's a neighbourhood that offers both convenience and a laid-back lifestyle. With tons of potential and priced as the most affordable option in Glenrosa, this is a fantastic opportunity for first-time buyers, investors, or families looking to get into a great West Kelowna neighbourhood. (id:6769)

Recreation room 10'6" x 20'7"

Bedroom 10'7" x 9'8"

Primary Bedroom 13' x 14'2"

Living room 12'7" x 20'7"

Kitchen 9'5" x 12'9"

Dining room 9'7" x 8'

Bedroom 9' x 14'2"

4pc Bathroom 8'10" x 7'5"

Living room 21'9" x 10'4"

Living room 10'9" x 9'6"

Bedroom 8'3" x 9'6"

Full bathroom 6'8" x 7'4"

Listing Presented By:



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