



REALTOR®



## 3536 Ashley Court West Kelowna British Columbia

\$674,900

Tucked away on a quiet, family-friendly cul-de-sac in sought-after Glenrosa, just minutes from Helen Gorman Elementary School and conveniently located on the bus route, this well-maintained home offers comfort, functionality and additional finished square footage potential. The bright kitchen flows seamlessly onto a large deck overlooking the fully fenced backyard, perfect for kids, pets and easy outdoor entertaining. Major updates have already been completed, including a new roof in October 2017, a high-efficiency furnace and air conditioning system installed in July 2019, new gutters and gutter guards added in September 2020, and connection to municipal sewer in April 2021. The shared wooden fence with neighbouring properties was replaced in 2025, and most of the home was freshly painted in January 2026, giving the interior a clean, modern feel. Additional upgrades are already scheduled, with the stair carpet and hot water tank both set to be replaced in February 2026. The home also features a newer garage door, a newer stove, refrigerator and laundry, while the garage is equipped with 220V power, ideal for the handy homeowner or workshop setup. Downstairs, the gradelevel basement offers excellent opportunity to add one or two additional bedrooms, with the bathroom already roughed in, making this a fantastic opportunity for growing families or those looking to add value in a prime West Kelowna neighbourhood. There is also boat/RV parking and a sani-dump! (id:6769)

Foyer 15'4" x 9'4"

Office 13'6" x 7'10"

Dining room 10'11" x 6'1"

Bedroom 11'8" x 9'4"

Bedroom 11'8" x 9'5"

Full ensuite bathroom 7'7" x 4'11"

Full bathroom 7'7" x 6'2"

Primary Bedroom 11'10" x 11'9"

Living room 15'9" x 14'1"

Kitchen 16'10" x 11'7"

Listing Presented By:



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**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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