



# 1045 Sutherland Avenue 36 Kelowna British Columbia

\$309,900

JUST REDUCED \$20,000 to \$309,900. Bright South facing ground floor 2 bedroom, 2 bath unit on the quiet South side of the building at the Wedgewood for those age 55+. The location is awesome with great peace and privacy! Great layout with eat-in kitchen, formal dining room next to spacious living room. Large enclosed balcony that is perfect for the gardener or place to putter and relax. Take advantage of the amazing amenities that Wedgewood has to offer including a gym, billiards room, workshop, guest suite, community garden, beautiful dining room where you can purchase a dinner three nights a week. Park the car as it's easy walking distance to the Capri Mall, Ilichman's, bus transportation etc. This unit comes with one underground parking stall and a storage locker. Nicely updated building where you can relax and be proud to call home. Sorry, no pets allowed. (jd:6769)

Sunroom 18'5" x 6'8"

Storage 8'3" x 4'

Laundry room 8'4" x 3'

4pc Bathroom 7'11" x 7'5"

Bedroom 11'5" x 10'4"

3pc Ensuite bath 9'3" x 7'10"

Primary Bedroom 13'3" x 11'5"

Kitchen 9'4" x 9'

Dining room 14' x 9'

Living room 14' x 14'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.murrayneuman.com/>

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