



# 3611 Yorkton Road West Kelowna British Columbia

\$945,000

Welcome to 3611 Yorkton Road, located in the quiet, family-friendly Morningside neighborhood. This 4 bedroom, 3 bathroom meticulously maintained home has been beautifully renovated both upstairs and down. New flooring through out, including hardwood and heated tile in the main living areas. The newly renovated master en-suite boasts a modern frameless shower along with custom walnut cabinetry. The bright kitchen also includes custom cabinets with quartz counter tops. High vaulted ceilings and newly painted walls and window treatments make this home feel open and bright. The yard has been thoughtfully designed by a horticulturist ensuring both effortless beauty and maximum privacy. Enjoy sitting by the beautiful water feature while feeling the warmth from your fire-pit patio. Or enjoy the panoramic lake and mountain views from the new cedar deck that is pre-wired for a hot tub. This home is as practical as it is beautiful. All east and south facing windows have tinted window film for solar reflection and added efficiency. Ample parking available for an RV. New hot water tank (2024), roof (2018), and newish appliances are also a bonus! Close to schools, parks and amenities. Come check out this beautiful turn-key home today! (id:6769)

Foyer 14'6" x 8'1"

Bedroom 11'9" x 11'9"

Full bathroom 8'7" x 7'11"

Utility room 3'1" x 7'1"

Laundry room 7'11" x 7'

Office 9'6" x 7'11"

Family room 19'8" x 13'1"

Dining room 12'3" x 11'9"

Bedroom 18'9" x 10'9"

Bedroom 11'4" x 9'10"

4pc Bathroom 9'10" x 4'11"

Full ensuite bathroom 9'10" x 6'7"

Primary Bedroom 16'7" x 13'1"

Living room 16'2" x 13'3"

Kitchen 12'3" x 12'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.thefamilyteam.ca/>

**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.