



# 1045 Sutherland Avenue 37 Kelowna British Columbia

\$318,000

Listed at \$26,000 BELOW ASSESSED VALUE + Immediate possession available - this rare end unit is one of the best deals you can find in the sought-after 55+ community of Wedgewood. Known for its friendly atmosphere, in-house restaurant, engaging amenities, and vibrant social activities -- all just steps from Capri Centre Mall. This garden suite offers a warm, home-like feel that sets it apart from a typical apartment. Conveniently located on parkade/ground level, this home stays naturally cool in the summer with the windows open -- a valuable bonus for both comfort and energy savings. The spacious living room and enclosed sunroom overlook the beautifully maintained courtyard, gardens, and tranquil creek, creating a peaceful setting to enjoy year-round. If you're seeking a quiet, welcoming 55+ community in an unbeatable central location, this charming garden suite is a must-see. (id:6769)

Utility room 4'9" x 3'3"

Sunroom 6'9" x 20'10"

Primary Bedroom 16'2" x 11'1"

Living room 15'3" x 13'6"

Laundry room 7'3" x 10'9"

Kitchen 12'10" x 8'8"

Dining room 11'11" x 8'3"

Den 9'6" x 9'3"

Bedroom 11'1" x 10'5"

Full bathroom 4'11" x 9'6"

Full ensuite bathroom 9'5" x 5'1"

Listing Presented By:



Originally Listed by:  
Canada Flex Realty Group Ltd.

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn 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.