



## 610 Academy Way 38 Kelowna British Columbia

\$629,900

MOVE-IN READY! LIMITED TIME ONLY 1 year free strata fees on all new released units (promotion ending October 1, 2025)(Photos feature the Sigma, light, colour scheme; the unit for sale is the Omega, white, colour scheme) This is a standout opportunity, especially for first-time buyers, thanks to an unbeatable location: just a short walk to UBCO, five minutes to the airport and shopping, and only five minutes to the award-winning Okanagan Rail Trail that links downtown and beyond. Inside, every home is packed with modern upgrades: stainless steel appliances, full-size laundry, central A/C with gas-forced air heat, window coverings, and a two-car garage. Whether you're moving in yourself, renting out, or investing for your kids while they attend UBCO, this property checks every box. The Delta II floor plan at Academy Ridge combines sleek style with everyday convenience, offering 3 bedrooms, 2.5 bathrooms, soaring 9-ft ceilings, and premium finishes. Low strata fees and pet-friendly bylaws make it ideal for students, professionals, or investors alike. Don't wait, schedule your showing today! (Photos shown are of a similar unit.) (id:6769)

Living room 13'0" x 13'0"

2pc Bathroom Measurements not available

Dining room 13'0" x 9'0"

Kitchen 11'0" x 13'0"

Bedroom 10'0" x 11'0"

3pc Bathroom 5'0" x 9'0"

4pc Ensuite bath 9'0" x 6'0"

Bedroom 9'0" x 11'0"

Primary Bedroom 13'0" x 11'0"

Other 32'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>

**stilhavn**  
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