



# 3980 Milford Road West Kelowna British Columbia

\$799,000

Ditch the Stairs, your Dream Rancher is Calling from the Heart of Wine Country! Get ready to uncork the ultimate Okanagan lifestyle, tucked away in a the Pritchard area this ,one-level rancher is pure gold. We're talking great value and a location that's just one giddy hop from the shores of Okanagan Lake. Grab your beach towel--you are literally a block away from sand, sun, beach access, and a playground! Forget fussy stairs and enjoy the easy, breezy life in this 1725 sq ft, move-in-ready beauty. The comfortable living room opens up with French doors to the adjoining dining area, seamlessly leading you out to your private, fully fenced backyard oasis. The spacious patio is ready for BBQs, parties, or simply relaxing, and the low-maintenance landscaping means more time for life ! Prepare to fall in love with the cute country kitchen! It's big enough for gatherings and features a custom-built window seat--perfect for sipping your morning coffee or curling up with a book . The family room, complete with a super-cozy, brick-faced wood fireplace, is conveniently located next to the kitchen. It's the ultimate spot for movie nights or snuggling up after a long day of wine tasting! This flexible floor plan offers 2 spacious bedrooms and a bright den (hello, home office or instant 3rd bedroom!), plus two full bathrooms. Parking? No sweat! You get an attached double garage, room for your guests (or toys) on the driveway, and a separate garden shed for all your green-thumb ambitions! Don't miss the chance to step into this comfortable, no-step lifestyle in the absolute heart of wine country! Priced below assessment an ready or your viewing ! (id:6769)

Living room 14'7" x 11'6"

4pc Bathroom 8'5" x 4'11"

Bedroom 12'2" x 11'1"

Bedroom 12'10" x 14'11"

Full ensuite bathroom 4'11" x 10'

Primary Bedroom 12'10" x 14'11"

Kitchen 16'4" x 12'1"

Dining room 12'8" x 11'1"

Family room 14'1" x 18'7"

Listing Presented By:



Originally Listed by:  
Engel & Volkers Okanagan

**stilhavn**  
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