



# 3982 Hitchner Road West Kelowna British Columbia

\$995,000

Country living in the city, steps to the lake. Tucked away on a quiet street, 3982 Hitchner offers a rare blend of rural charm with lake and city access. Surrounded by orchards and bordered by a peaceful creek, this 0.3-acre property is just one block from two sandy beaches—perfect for families craving outdoor space and a close-knit, low-traffic neighbourhood. Hitchner Road is one of the area's most sought-after streets, known for its quiet setting, large lots, and a lifestyle that feels more acreage than suburban. Inside, the 2,026 sq ft home features 3 bedrooms (easily add a 4th) + den, 2 full baths, and a spacious primary suite with 2 balconies and orchard views. Hickory cabinets warm the country-style kitchen, and the layout includes a sunlit living area that brings nature in, a backyard-facing den, and a tiled main bath with a walk-in shower. Upgrades include a new roof, high-efficiency furnace, a/c, water softener, a private water license, a shared water license, and city sewer. 386sqft of bonus space in the basement with separate entrance for expansion. Outdoors, a generous deck and hot tub sit under mature trees, ideal for summer BBQs or quiet evenings. The oversized garage and extended driveway can handle up to five vehicles, with space for an RV as well. Well maintained and full of potential, this is a solid home with room to grow and make your mark. Homes on this street are tightly held and very rarely come up for sale. Don't miss your chance! (id:6769)

Den 16'7" x 7'5"

5pc Ensuite bath 9'6" x 12'3"

Primary Bedroom 16'7" x 16'7"

Utility room 9'5" x 5'6"

Utility room 8'3" x 8'7"

Unfinished Room 22'10" x 11'2"

Bedroom 11'5" x 8'3"

Bedroom 11'7" x 11'9"

Kitchen 11'4" x 20'5"

Dining room 13'4" x 17'8"

3pc Bathroom 7'3" x 8'5"

Family room 20'1" x 16'7"

Living room 11'7" x 9'

Listing Presented By:



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Royal LePage Kelowna

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