



## 539 Yates Road 403 Kelowna British Columbia

\$475,000

Welcome to top-floor corner living at the Verve - where natural light, privacy, and layout come together in a way most units simply don't. This 2 bedroom, 2 bathroom apartment offers 1,045 sqft with a true split-bedroom design, ideal for separation between bedrooms, guests, or a home office. If you've seen enough condos, you know the issue, too many feel dark, boxed-in, and noisy. This one solves that. Positioned on the top corner with south and west facing windows, the space is filled with natural light throughout the day, creating a bright, open feel that stands out immediately. With no neighbours above, you'll also enjoy a quieter living experience. The open-concept kitchen, dining, and living area flows seamlessly and extends directly onto a south-facing deck perfect for soaking up the sun and adding functional outdoor living right off your main space. Bedrooms are set on opposite sides, each with access to a full bathroom, while the larger in-suite laundry and storage closet adds practical space where it matters. The Verve permits up to 2 pets and rentals (30 day min), and offers standout amenities including an outdoor pool, sand volleyball courts, BBQ and picnic areas. Walk to groceries, coffee shops and pubs, with easy access to restaurants, schools, UBCO, and YLW. (id:6769)

Primary Bedroom 14'4" x 14'8"

Living room 14'1" x 14'2"

3pc Bathroom 7'11" x 5'

4pc Ensuite bath 10' x 7'8"

Bedroom 10'6" x 10'3"

Dining room 8' x 12'5"

Foyer 10'11" x 4'11"

Kitchen 8'5" x 15'9"

Laundry room 5'1" x 7'3"

Listing Presented By:



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