



## 422 Rutland Road Kelowna British Columbia

\$587,000

Excellent opportunity for first-time buyers and investors alike! This move-in ready 3 bedroom, 2 full bathroom half duplex offers flexibility, updates, and income potential in a convenient central location close to transit, schools, and shopping. The upper level has been newly renovated with fresh paint, new flooring, and upgraded Starline windows creating a bright, modern living space. Major upgrades have already been completed including a newer roof, furnace, gas hot water tank, appliances, and updated shower allowing for low maintenance ownership and peace of mind. The lower level features a self-contained 1 bedroom suite with separate laundry, ideal as a mortgage helper or for extended family living. It was a two bedroom and with the replacement of one wall it could easily be converted back. Outside, enjoy a large fenced backyard, two storage sheds, and abundant parking for multiple vehicles or recreational toys. Whether you're entering the market or expanding your investment portfolio, this property offers versatility, functionality, and strong value. (id:6769)

Foyer 5'11" x 9'6"

Foyer 6'4" x 8'0"

Dining room 10'4" x 9'4"

Bedroom 13'1" x 9'11"

Primary Bedroom 13'1" x 10'10"

Full bathroom 6'11" x 6'6"

Living room 18'2" x 11'6"

Kitchen 8'6" x 9'4"

Other 5'0" x 7'9"

Other 5' x 5'6"

Full bathroom 6'10" x 6'0"

Bedroom 12'7" x 9'0"

Living room 20'7" x 18'4"

Dining room 10'0" x 8'6"

Kitchen 3'0" x 10'10"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://jason-puetz.c21.ca/>

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