



# 613 Sutherland Avenue Kelowna British Columbia

\$865,000

Spacious and thoughtfully designed, this 3 bedroom, 4 bathroom half-duplex offers over 1,800 sq. ft. of comfortable living - with NO shared living walls - in a central Kelowna location. Each bedroom has its own full ensuite bathroom, providing privacy and convenience for family members or guests. The primary suite is located on the main floor and features a walk-in closet, making it an ideal retreat. The open-concept main living area is bright and inviting, with a modern kitchen that boasts a granite island perfect for cooking, entertaining, and gathering. Upstairs, additional bedrooms with ensuites provide the perfect layout for growing or extended families. An oversized garage with direct entry to the home and a low-maintenance yard add to the practicality. Located close to transit and only 10 minutes to downtown, this home combines space, comfort, and convenience. A great family home with flexibility and functionality in a sought-after neighborhood! (id:6769)

Full ensuite bathroom 9'6" x 4'11"

Other 14'11" x 11'7"

Bedroom 11'9" x 12'2"

4pc Ensuite bath 9'6" x 4'11"

Bedroom 11'9" x 12'3"

Laundry room 11'8" x 7'4"

4pc Ensuite bath 8'0" x 4'10"

Primary Bedroom 12'10" x 12'11"

Partial bathroom 8'0" x 3'1"

Den 11'10" x 9'10"

Living room 17'6" x 20'10"

Dining room 13'0" x 5'8"

Kitchen 15'5" x 11'11"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://jodyandrews.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.