



## 8945 97 Highway 74 Kelowna British Columbia

\$299,900

Stylish, modern living at Duck Lake Estates! Built in 2021, this beautiful 905 sq. ft. manufactured home offers 2 bedrooms and 2 bathrooms in a bright, open-concept layout. Cathedral ceilings enhance the spacious feel, while the thoughtfully designed floor plan places the bedrooms at opposite ends for optimal privacy. The stylish kitchen is the heart of the home, equipped with stainless steel appliances, an over-sized farm house sink, and ample work space. The primary bedroom includes a walk-in closet and a private ensuite with 5-ft walk-in shower. A convenient laundry/mud room provides exterior access in addition to the main front entry. Situated on a generous lot looking out over green space, this property includes a 7'x7' shed and ample space to potentially add a carport or garage. Conveniently located just steps to the Okanagan Rail Trail - and minutes from the airport, UBCO, shopping, restaurants, and lakes. Two pets are permitted (no size restrictions). A perfect blend of comfort, style, and location, this home is move-in ready and waiting to welcome its next owners—book your private showing today. (id:6769)

Dining room 5'8" x 7'8"

3pc Ensuite bath 8'4" x 5'0"

4pc Bathroom 8'0" x 5'0"

Laundry room 5'3" x 6'5"

Living room 12'9" x 15'2"

Kitchen 7'2" x 16'11"

Bedroom 10'5" x 9'11"

Primary Bedroom 12'10" x 11'8"

Listing Presented By:



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Royal LePage Kelowna

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