



## 965 Graham Road Kelowna British Columbia

\$839,999

LEGAL SUITE | MORTGAGE HELPER | QUICK POSSESSION | CENTRAL RUTLAND GEM Ideal for Families & Investors! Located in the heart of Rutland, this spacious 5 bedroom + den, 2.5 bathroom home is perfect for families or investors. The main floor features 3 bedrooms + den and 1.5 bathrooms, while the basement offers a 2 bedrooms, 1 bathroom with a separate entrance and separate laundry. Enjoy a covered deck, two garden sheds for extra storage, a large backyard, Central AC. Conveniently situated minutes from shopping, within walking distance to Quigley and Springfield Elementary and Middle school, and just steps from public transit. The house is currently is vacant. Huge parking Don't miss the incredible opportunity in a prime Rutland location. Recent Upgrades include: New upstairs flooring - 2024, Hot water tank - 2023, Central AC & Furnance - 2021. (id:6769)

Kitchen 11'1" x 12'4"

Utility room 11'1" x 9'3"

Bedroom 11'3" x 11'6"

Bedroom 11'2" x 13'8"

Full bathroom 11'1" x 7'5"

Family room 11'3" x 19'10"

Den 11'1" x 12'4"

Bedroom 9'8" x 12'

Bedroom 11'10" x 13'6"

Full bathroom 6'1" x 7'3"

Partial ensuite bathroom 4'6" x 7'4"

Primary Bedroom 11'1" x 12'1"

Dining room 11'5" x 8'8"

Kitchen 13'1" x 12'5"

Living room 12' x 22'3"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

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