



## 345 Dougall Road PH12 Kelowna British Columbia

\$246,900

Step into UniK-Town, where compact living meets unparalleled convenience! This cozy 312 sq ft studio suite is tailor-made for first-time buyers, students, or savvy investors. Equipped with all essential appliances, a convenient pull-out Murphy bed, a built-in eating area, and a handy storage locker, this unit ensures functionality meets style. Benefiting from a stellar walk score, you're just steps away from transit, shopping hubs, tantalizing eateries, serene parks, and a plethora of amenities. The Rutland Transit Exchange is just steps away allowing for convenient and efficient commuting to UBCO and downtown. Indulge in the building's modern amenities, including a rooftop terrace offering panoramic views, a chic common room for social gatherings, and designated storage and bike storage areas for added convenience. What's more, this contemporary building, merely three years young, exudes freshness and modernity. Located a mere 10-minute drive from UBCO and YLW, and a quick 15-minute jaunt from downtown Kelowna, this prime location caters to your every need. With immediate possession available, seize the opportunity to make this your own! Approval from the strata allows for the accommodation of one dog or cat, ensuring your furry friend can join in on the UniK-Town experience. All measurements are approximate. (id:6769)

Kitchen 9' x 9'

Bedroom - Bachelor 29' x 9'

Full bathroom 8' x 5'

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

**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.