



# 1291 Bernard Avenue 1 Kelowna British Columbia

\$465,000

Discover urban convenience and private comfort in this updated 3-bedroom ground floor townhome, just steps from Kelowna's vibrant downtown core. Boasting a massive private fenced yard--perfect for relaxing, gardening, or entertaining. Freshly transformed, the interior shines with new vinyl plank flooring, modern baseboards and casings, and a crisp coat of paint throughout, creating a bright and welcoming atmosphere. The homeowner has thoughtfully added a permanent full-size washer and dryer--a standout upgrade from the shared laundry facilities used by other units in the complex. A dedicated storage area provides extra room for your belongings, keeping your home clutter-free. With two parking stalls, this pet-friendly, rental-friendly, and family-oriented complex is a versatile gem, appealing to investors and owner-occupiers alike. Whether you're drawn to the bustling energy of downtown Kelowna or the tranquility of your own private retreat, this townhome delivers the best of both worlds. Don't miss this opportunity to own a move-in-ready home with unmatched outdoor space and modern upgrades in one of Kelowna's most sought-after locations! The strata removed some fencing to install new underground irrigation. Homeowner offering a \$3,000 fencing credit to go towards a fence of your choosing! (id:6769)

Full bathroom 9'1" x 5'3"

Dining room 7'9" x 8'5"

Bedroom 13'0" x 10'6"

Bedroom 13'0" x 9'7"

Primary Bedroom 10'3" x 12'3"

Kitchen 8'4" x 8'9"

Living room 17'2" x 11'9"

Listing Presented By:



Originally Listed by:  
 RE/MAX Kelowna



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com