



REALTOR®



## 575 Doyle Avenue 101 Kelowna British Columbia

\$474,474

Welcome to this bright and spacious 2-bedroom, 2-bathroom corner unit in Royal Park, ideally located in the heart of downtown Kelowna. The thoughtfully designed split-bedroom floor plan provides excellent privacy, making it ideal for guests, roommates, students, or shared living. Situated on the quiet southeast-facing side of the building, this inviting home enjoys plenty of natural light. The living room opens onto a large, enclosed patio, creating additional year-round space for morning coffee, relaxing, or entertaining. Inside, the generous primary bedroom features a full ensuite, while the second bedroom is conveniently located near another full bathroom. New flooring throughout means no carpet, and the kitchen features new appliances, an updated A/C unit, washer and dryer. Royal Park is a secure, well-maintained building steps from Okanagan Lake and a wide variety of restaurants, shopping & entertainment venues, conveniently across the street from the future downtown UBCO campus. The unit includes one secured parking stall, extra parking outside and a storage locker. The building has no age restrictions and allows up to two cats (no dogs). Short-term rentals are not permitted, helping maintain a quieter residential community. Vacant and ready for quick possession, this is an excellent opportunity for first-time buyers, students, investors, or anyone looking to enjoy a low-maintenance lifestyle in one of Kelowna's most walkable neighbourhoods. (id:6769)

Sunroom 9'5" x 9'2"

Storage 5'5" x 8'7"

Primary Bedroom 13'11" x 12'7"

Living room 13' x 18'1"

Laundry room 5'7" x 7'6"

Kitchen 8'5" x 12'1"

Foyer 6'10" x 10'11"

Dining room 12'5" x 11'8"

Bedroom 11'3" x 15'8"

4pc Ensuite bath 8'7" x 6'

3pc Bathroom 5'7" x 8'6"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

**LePage Kelowna**

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