



## 2250 Louie Drive 102 Westbank British Columbia

\$489,900

**BEST VALUE FOR MONEY IN WESTLAKE GARDENS.** This charming home in the desirable, adult-gated community of Westlake Gardens offers an exceptional living experience. It's centrally located and within walking distance to all amenities, making it incredibly convenient. Westlake Gardens provides fantastic value with low strata fees of \$378.20 and gross taxes of \$2,501.77. For those with recreational vehicles, RV/boat parking is available. The community also boasts a clubhouse with organized activities, fostering a vibrant and social atmosphere. This bright, open-concept home features over 1,300 sq. ft. of comfortable living space, including two bedrooms(one with an en-suite) plus a den and two bathrooms. You'll appreciate the crawlspace for additional storage. The property also includes a garage and a beautifully landscaped, private backyard off the kitchen with privacy fencing, perfect for relaxing or entertaining. Recent updates include a hot water tank (5 years old), new flooring, and freshly painted walls, making it truly move-in ready. Don't wait to view this home located in a prime location, with green space across the street and visitor parking. (id:6769)

3pc Ensuite bath 8'2" x 6'0"

Primary Bedroom 14'4" x 11'10"

Laundry room 9'9" x 6'10"

Dining nook 7'8" x 8'3"

Kitchen 13'1" x 11'7"

Den 11'4" x 12'0"

Living room 14'5" x 9'0"

Dining room 10'3" x 10'3"

Bedroom 10'0" x 11'6"

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

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.franmorash.com/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.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.