



## 2440 Old Okanagan Highway 1113 Westbank British Columbia

\$650,000

Finally--a family home in West Kelowna that checks every box and stays under budget (plus there is no PPT due at closing). This updated 4-bedroom + den (yes, that could be a 5th bedroom!) 3 full bath home offers serious value for first-time buyers or families looking for room to grow without sacrificing lifestyle. This spacious, nearly 2,000 sq ft layout is clean, move-in ready, and nestled in a quiet, walkable neighbourhood just minutes from shops, parks, schools, golf, and Okanagan Lake. Step outside to enjoy the real showstopper: a covered deck with panoramic lake views, a mature yard, and a pergola-covered patio perfect for evening BBQs or Saturday morning coffee. The newly completed front yard adds fresh curb appeal, while the lot's 0.19-acre size offers both elbow room and easy upkeep. Kick the kids out to play at the basketball court or playground within the complex or take Fido to the dog park for some fun. This is where value meets location, simplicity and comfort--with outdoor spaces the whole family will love. Don't miss this rare opportunity to land a single-family home with space, style, and a lakeview price you don't have to squint at. (id:6769)

Bedroom 13'10" x 15'10"

Storage 8'8" x 5'5"

3pc Bathroom 5'0" x 8'10"

Laundry room 13'8" x 13'1"

Bedroom 10'8" x 16'0"

Foyer 9'11" x 13'4"

3pc Bathroom 5'0" x 10'5"

Bedroom 9'10" x 10'4"

3pc Ensuite bath 5'0" x 4'4"

Primary Bedroom 13'6" x 11'0"

Den 9'9" x 11'5"

Kitchen 10'6" x 10'1"

Dining room 10'4" x 22'8"

Living room 16'0" x 10'10"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



Royal

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