



## 2440 Old Okanagan Highway 1114 West Kelowna British Columbia

\$675,000

This inviting walk-out rancher is perfect for all discerning buyers. With 3 bedrooms, 2 bathrooms and 3 parking spaces, this home is ideal for those seeking both comfort and convenience. This home radiates warmth with its natural gas fireplace in the living room, complemented by a dining area and a kitchen equipped with stainless steel appliances with patio doors usher you onto an expansive deck, where breathtaking lake views and al fresco dining await. The primary bedroom, a second bedroom and full bathroom complete the main floor layout. The lower level provides a sizeable family room, a large 3rd bedroom with direct access to a fully fenced backyard, a convenient bathroom plus laundry room and storage space. This Smart Home also offers a community-focused lifestyle with a playground ""Tot Park"" for the kiddies, sport (basketball) court, dog park and storage for RVs & boats. With no age restrictions and a pet-friendly policy, this leasehold property truly feels like home. Don't miss the chance to live moments away from shopping, wineries, golf, and all the amenities West Kelowna has to offer. (id:6769)

Laundry room 12'7" x 5'11"  
Recreation room 12'8" x 27'2"  
Bedroom 12'9" x 12'1"  
4pc Bathroom 11'9" x 4'11"  
Other 10'9" x 4'10"  
Other 27' x 10'  
Bedroom 8'10" x 12'5"

Foyer 8'10" x 5'4"  
4pc Bathroom 4'11" x 8'10"  
Primary Bedroom 12'10" x 10'10"  
Dining room 17'8" x 8'2"  
Living room 12'3" x 13'11"  
Kitchen 13'9" x 10'4"

Listing Presented By:



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Royal LePage Kelowna

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