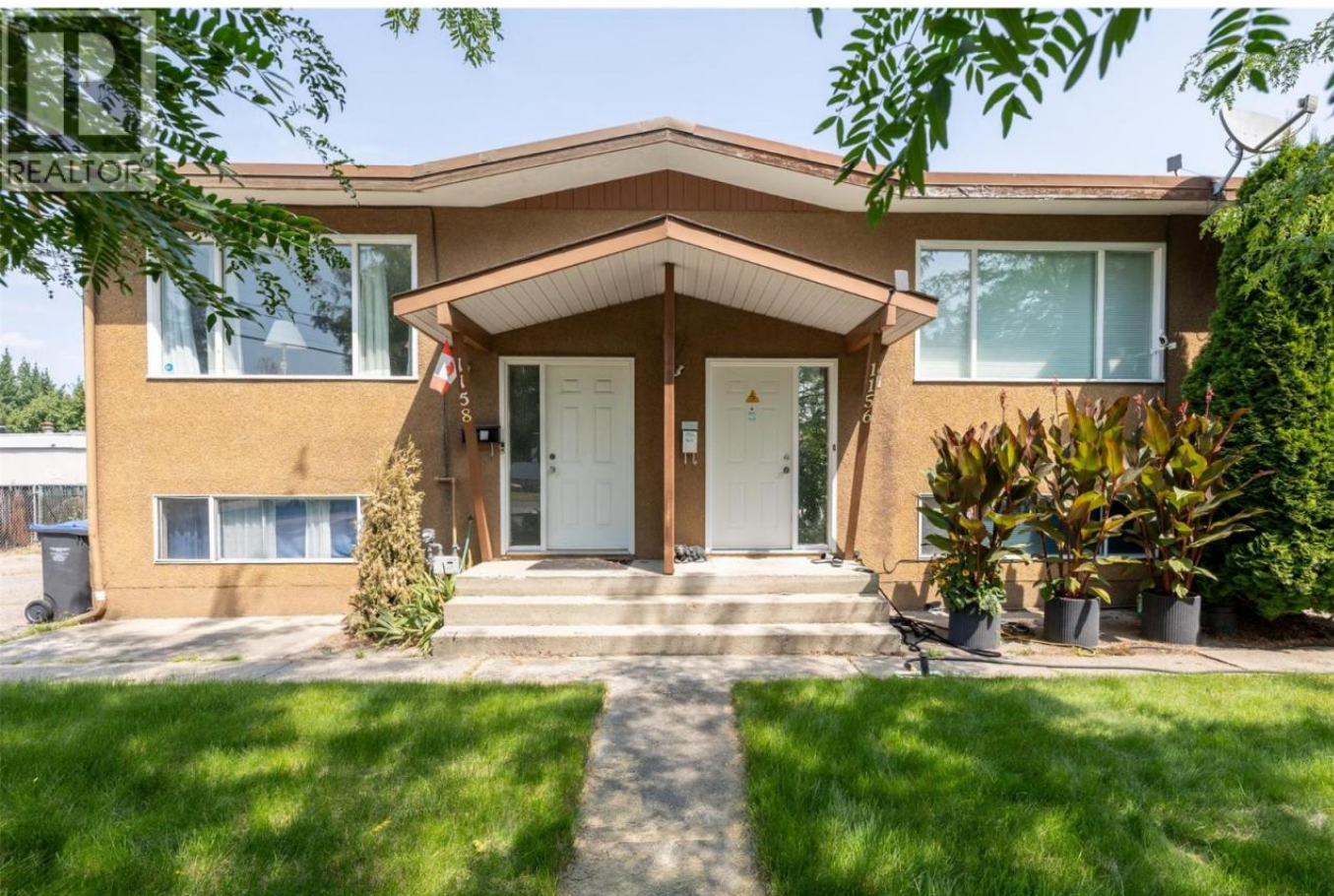




1158 Houghton Road Kelowna British Columbia

\$469,000

No strata fees and a big yard! Welcome to your private oasis in the heart of Rutland. This unique end-unit fourplex offers the independence, privacy, and expansive space of a single-family home without the heavy price tag or high monthly fees. Situated on a generous 0.09-acre lot, this property boasts an oversized, fully fenced private yard—perfect for kids, pets, summer pool days, and seamless vehicle or RV parking! With a large dedicated storage room plus hidden storage space under the patio, you won't have to worry about storage space. Inside, you'll find a bright, functional layout featuring an upper-level open living, dining, and kitchen area with a full bathroom, along with a lower level offering two cozy bedrooms and a second full bathroom for ideal quiet separation. Enjoy year-round efficiency and extreme comfort with dual-fuel heating and cooling—including gas heating, a gas hot water tank, a heat pump, and central AC—to keep your utility bills remarkably low. Best of all, there are NO monthly strata fees! With a well-managed self-run strata in place, building insurance costs have dropped, providing total peace of mind and maximum monthly cash flow savings. Located just steps from parks, schools, and greenways, this rare combination of yard space, privacy, and affordability is an absolute must-see! (id:6769)

Full bathroom 8'4" x 7'5"

Bedroom 10'7" x 11'9"

Primary Bedroom 11'1" x 11'1"

Full bathroom 7' x 4'5"

Kitchen 7'3" x 9'7"

Dining room 8'11" x 9'8"

Living room 11'7" x 17'10"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan



Royal

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