



# 935 Academy Way 118 Kelowna British Columbia

\$489,000

Located in the highly sought-after U One building, this 3 bedroom, 2 bathroom condo offers a rare combination of space, convenience, and investment appeal at a great price. Just a 5-10 minute walk to UBCO, this is an ideal opportunity for students, parents, or investors looking for strong rental demand in a prime location. A standout feature is the private, rear fenced yard, professionally maintained by strata, offering a unique outdoor space not commonly found in condo living--perfect for relaxing or entertaining. New Heat Pump 2025. Enjoy the practicality of two parking stalls (1 underground and 1 exterior), along with easy access to transit just steps away. Kelowna International Airport is only a 10-minute drive, adding to the convenience for both owners and tenants. A smart investment in one of the most desirable buildings in the UBCO area--where location and functionality come together. BBQ's no longer permitted. Measurements taken from I Guide. (id:6769)

- Other 3'4" x 3'10"
- Living room 12'5" x 12'6"
- Kitchen 14'5" x 12'
- 4pc Bathroom 7'4" x 5'1"
- 3pc Ensuite bath 5'11" x 9'
- Bedroom 8'6" x 8'11"
- Bedroom 9'2" x 12'
- Primary Bedroom 9'3" x 12'1"

Listing Presented By:

Originally Listed by:  
Coldwell Banker Horizon Realty

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Royal

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