



## 610 Academy Way 120 Kelowna British Columbia

\$739,900

MOVE-IN READY! Welcome to Academy Ridge in the University District, whether you're looking for a new home or a quality investment, this is the perfect fit. This Beta floor plan is move-in ready and offers a rare level of flexibility. Enjoy a modern interior with Whirlpool stainless steel appliances, quartz countertops, window coverings, LED lighting, 9ft ceilings, and central natural gas heating & AC. A double side-by-side garage provides generous parking and storage. The Beta layout stands out with two potential lock-off rooms, each with a private entrance and a full three-piece bathroom, ideal for multigenerational living, guests, home workspace, or added income potential. Academy Ridge is built for convenience with a central green park, a bus stop at the entrance, and a full 2-5-10 year new home warranty. Walk to UBCO, drive five minutes to YLW, shopping, restaurants, and golf, and reach Big White or Silver Star in under an hour. Modern, affordable living, right where you want to be. Book your viewing today. Note: Photos feature a staged unit with the same colour scheme and floorplan of the listed property. Price plus GST. (id:6769)

2pc Bathroom Measurements not available

4pc Ensuite bath 8'0" x 9'0"

Primary Bedroom 14'0" x 12'0"

Kitchen 14'0" x 8'0"

Dining room 12'0" x 10'0"

Living room 13'0" x 13'0"

3pc Ensuite bath 9'0" x 5'0"

Bedroom 14'0" x 12'0"

Other 21' x 19'

3pc Ensuite bath 9'0" x 5'0"

Bedroom 14'0" x 12'0"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

<http://www.watson-brothers.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.