



# 1395 Friesen Road Kelowna British Columbia

\$777,000

Exceptional value for families, multigenerational living, or buyers seeking space to grow. Offering over 3,200 sq.ft. with 6 bedrooms, 4 bathrooms, and a double garage, this spacious half duplex provides the flexibility and functionality rarely found at this price point. The upper level features an open-concept layout with updated flooring, generous living and dining areas, and a bright kitchen that connects seamlessly to the covered deck overlooking the fully fenced backyard. Three bedrooms are located on this level, including a spacious primary suite with ensuite. Designed to adapt to a variety of lifestyles, the main floor offers a large family room, additional bedroom, full bathroom, and an in-law living area complete with a summer kitchen--ideal for extended family, guests, or creating separate spaces for older children and visitors while remaining connected under one roof. The lower level continues to expand the possibilities with two additional bedrooms, a recreation room, full bathroom, secondary laundry, and ample storage. Outside, the private fenced backyard offers plenty of room for children, pets, gardening, and outdoor enjoyment. Conveniently located close to schools, parks, shopping, transit, and recreation, this property delivers exceptional square footage, versatility, and value in an established Rutland neighbourhood. A rare opportunity for buyers who need space without compromising affordability. Updates to the home include but not limited to-2019: furnace, hot water tank (lower). 2020: roof. 2021: A/C (lower). 2022: mini split ductless heat pump (upper). 2023: flooring (upper). 2024: hot water tank (upper). 2025: Solar Powered: 12KW solar system. The solar system reduces electricity cost to just the connection fee, and can sell power back to the grid if there is excess generation (electric bill available for example of power generation). (id:6769)

Bedroom 11'7" x 10'0"

Bedroom 10'5" x 21'10"

Bedroom 11'7" x 9'11"

Full bathroom 11'8" x 5'2"

Full ensuite bathroom 6'6" x 8'2"

Bedroom 13'3" x 9'5"

Primary Bedroom 17'7" x 13'3"

Recreation room 12'11" x 14'11"

Full bathroom 6'6" x 8'2"

Foyer 10'0" x 6'0"

Laundry room 6'6" x 9'3"

Family room 11'10" x 15'2"

Listing Presented By:



Originally Listed by:

REMAX Kelowna - Stone Sisters



Royal

LePage Kelowna

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Kitchen 13'0" x 11'0"

Dining room 13'0" x 11'5"

Living room 11'3" x 18'5"

Laundry room 8'0" x 5'5"

Other 12'0" x 13'8"

Full bathroom 9'2" x 4'11"

Bedroom 13'11" x 9'10"