



# 1045 Sutherland Avenue 152 Kelowna British Columbia

\$419,900

Bright 2-bedroom, 2-bath condo at The Wedgewood on Sutherland Avenue. This condo is in a prime location, within easy walking distance of shopping and amenities, including the Capri Centre. The spacious living room leads to an enclosed sunroom, ideal for relaxing and enjoying the eastern exposure and morning sun. The kitchen features plenty of cabinetry, a newer dishwasher and stove, and an enlarged pass-through opening to the dining area. The primary suite offers a walk-through closet with built-in shelves and a 3-piece ensuite. The large second bedroom is ideal for guests, with an adjacent 4-piece bathroom. Spacious laundry room with side-by-side washer and dryer. The Wedgewood offers a wonderful dining room with buffet-style dinners through their in-house kitchen and catering service, three days per week on a user-pay basis. The lounge area features happy hours several times a week, and the beautiful grounds host bocce ball tournaments and community barbecues on a regular basis. Residents of The Wedgewood also enjoy access to the on-site gym, games room with billiards tables, and two guest suites that can be booked for family and friends. This is a wonderful home in a very convenient location, just half a block from many restaurants, shops, and services--with a unique "neighborhood" feeling (id:6769)

Other 5'0" x 8'10"

Utility room 4'1" x 3'4"

Sunroom 7'0" x 19'4"

Primary Bedroom 14'8" x 12'5"

Living room 13'2" x 14'2"

Laundry room 4'11" x 6'11"

Kitchen 9'7" x 13'1"

Dining room 8'6" x 14'2"

Bedroom 11'8" x 10'5"

4pc Bathroom 9'6" x 5'10"

3pc Ensuite bath 9'4" x 6'1"

Listing Presented By:



Originally Listed by:

Unison Jane Hoffman Realty

<http://www.janehoffman.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.