



1995 Burtch Road 170 Kelowna British Columbia

\$629,000

Rancher with almost 3200 sq ft total. This centrally located home offers over 1,600 sq. ft. on the main floor. The open living and dining areas create a bright, welcoming space for everyday living and entertaining, while the split-bedroom layout offers excellent privacy. The main floor features 2 bedrooms plus a den that could easily be used as a bedroom and 2 full bathrooms. The lower level provides even more flexibility with a finished family room, additional bedroom, bathroom, abundant storage, and generous space for a workshop, hobbies, or other uses. Step outside to an entertaining-sized patio surrounded by beautiful plants and greenery, creating a peaceful outdoor retreat. Two covered parking spaces add convenience, while reasonable strata fees are an added bonus. The quiet setting does not back onto a busy street, yet you're within walking distance of a deli, restaurants, Capri, RONA, shopping, and other amenities. Appliances are up to date, with a 2020 hot water tank and high-efficiency furnace installed in 2011. The A/C continues to work well and has been serviced. A fantastic opportunity for those looking for space, privacy, flexibility, and a convenient central location...all at a great price. Don't wait. (id:6769)

Recreation room 11'2" x 24'2"

2pc Bathroom 4'8" x 6'

Bedroom 11'2" x 13'8"

4pc Bathroom 4'11" x 8'6"

Den 10'1" x 12'5"

Bedroom 11'10" x 12'4"

Dining room 10'5" x 18'2"

Laundry room 7'11" x 5'

4pc Ensuite bath 8'8" x 10'4"

Primary Bedroom 15'6" x 15'10"

Kitchen 12'1" x 13'11"

Living room 16' x 16'3"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna



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