



# 575 Doyle Avenue 201 Kelowna British Columbia

\$474,900

Welcome to this bright and spacious 2 bedroom, 2 bathroom corner unit in Royal Park--perfectly situated in the heart of downtown Kelowna. This thoughtfully designed split floor plan offers privacy and comfort, with each bedroom positioned on opposite sides of the unit, ideal for shared living or guests. Located on the quiet, southeast-facing side of the building, the unit enjoys peaceful mornings and warm afternoon light. Step out from the living room onto a large enclosed patio, perfect for enjoying your coffee year-round or creating a cozy indoor-outdoor space. Inside, you'll find a generously sized primary bedroom complete with a full ensuite bathroom, along with a second bedroom and another full bath, all accented with laminate and tile flooring throughout--no carpet here. The kitchen features newer appliances, and the updated A/C unit, washer, and dryer add extra value and convenience. In-suite laundry is included, making day-to-day living easy. Royal Park is a secure, well-maintained building just steps from the lake, the new UBCO Downtown campus, Prospera Place, restaurants, shopping, and everything downtown Kelowna has to offer. One secured parking stall and a storage locker are included. The building is pet-friendly, allowing up to two cats (sorry, no dogs), and has no age restrictions. Short-term rentals are not permitted, ensuring a more stable and quiet community atmosphere. Vacant and ready for quick possession, this is an excellent opportunity for first-time buyers, students, investors, or anyone looking to live in one of Kelowna's most walkable and vibrant neighborhoods. (id:6769)

Foyer 11'0" x 5'0"

Laundry room 7'6" x 5'6"

4pc Ensuite bath 8'7" x 6'1"

3pc Bathroom 8'7" x 5'6"

Bedroom 15'4" x 11'2"

Primary Bedroom 20'7" x 15'0"

Kitchen 12'1" x 8'6"

Dining room 11'8" x 12'7"

Living room 18'2" x 12'0"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

**LePage Kelowna**

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