



## 290 Highway 33 Other 206 Kelowna British Columbia

\$369,900

Discover the perfect blend of comfort and convenience in this inviting 2 bedroom, 1 bathroom townhome in North Rutland. Offering incredible value for first time buyers, down sizers, or investors. This home is cozy, featuring a bright and inviting living space with patio access, that fills the room with natural light, and a fireplace. The spacious kitchen provides ample cabinetry and counter space, as well as tons of room for a breakfast nook or dining table- great for family meals and entertaining! The primary bedroom boasts a great sized closet closet and direct access to the covered patio, ideal for relaxing outdoors or enjoying morning coffee. A separate laundry room adds to the home's functionality and storage, while the open concept layout ensures seamless flow between the living and dining areas. North Rutland is a vibrant and family-friendly community that offers something for everyone, making it especially popular with young families and professionals. The area is home to excellent schools, ensuring quality education close to home, and features some of Kelowna's best parks, including Ben Lee Park, with its splash pad, playgrounds, and skatepark. Food lovers will appreciate the diverse selection of restaurants, offering everything from casual dining to international cuisine. With numerous transit stops throughout the neighborhood and quick access to UBC Okanagan, commuting is easy and convenient. Additional strata parking available to rent (currently waiting list) (id:6769)

Storage 3' x 7'

Full bathroom 10' x 5'

Primary Bedroom 11'3" x 13'5"

Dining room 9'5" x 9'7"

Laundry room 7'5" x 7'10"

Bedroom 11'11" x 10'1"

Kitchen 9'6" x 9'11"

Living room 13'5" x 22'11"

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Royal

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