



## 218 Echo Ridge Drive Kelowna British Columbia

\$1,689,000

Custom built 4 bedroom family home with a fully self-contained LEGAL one bedroom suite. The main floor welcomes you in with an inviting foyer. Directly off the entry is a bedroom that would easily make an office. As you walk into the open kitchen/dining/living area you will find this area created with comfort and function in mind. The large eat-at island will fit 4 people. Stainless steel appliances and plenty of storage and more counter space is offered throughout the kitchen. There is also a pantry for even more storage. The living room offers a gas fire place for cozy family gatherings. The dining room will comfortably fit a large table and opens out to the fully fenced rear yard. The concrete patio area is another great place to have family meals or entertain you friends. The flat, grassed rear yard is large enough for games and your pets to happily run and chase. The upper floor offers 3 bedrooms highlighted with a beautiful Primary suite. The Primary bedroom has a 5 piece bath and walk-in closet. The 2 other bedrooms on this floor are generously sized and ready for your guests or children. There is also a 2nd full bathroom on this floor. In the basement you will find a recreation room that will fit a movie room, pool table or any other fun family activity. This level also has a LEGAL self-contained suite with Sonopan Insulation and Resilient Channeling for the absolute best in soundproofing. All this in one of Kelowna's most desirable neighbourhoods. (id:6769)

Bedroom 11'2" x 13'3"

Bedroom 14'1" x 13'10"

Primary Bedroom 16'4" x 20'10"

5pc Ensuite bath 8'10" x 9'8"

4pc Bathroom 8'10" x 4'11"

Den 16'4" x 18'3"

Recreation room 13'8" x 27'10"

Living room 16'6" x 18'

Kitchen 13'10" x 13'6"

Other 19'11" x 40'11"

Foyer 8'11" x 8'

Dining room 13'10" x 11'4"

Bedroom 10'11" x 10'11"

2pc Bathroom 7'10" x 7'1"

Full bathroom 9'9" x 5'5"

Bedroom 11'5" x 11'5"

Listing Presented By:



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Coldwell Banker Horizon Realty

<https://kelownarealestateagent.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Laundry room 8'1" x 10'1"

Kitchen 6'10" x 10'6"