



## 2419 Richter Street Kelowna British Columbia

\$649,900

LOCATION! LOCATION! LOCATION! Only a few blocks away from the Kelowna General Hospital, Okanagan Lake and all the best amenities in the Kelowna South area! This trendy well-maintained 2 bdrm/2.5 bath home boasts BIG WINDOWS, VAULTED CEILING & LOTS OF UPGRADES! The unique triplex offers each unit a single car garage, one uncovered parking space PLUS additional permitted parking on the street. The main floor features a spacious living room/dining room area including a nook for a desk, a nice u-shaped kitchen w/breakfast area and access to the large private covered deck, shared backyard and garage! The main floor also consists of a powder room, laundry room and an entrance to the easy access crawl space with an abundance of room for storage! Upstairs includes the large primary bedroom with 4 piece ensuite, a nice sized second bedroom and a large main 4 piece bathroom with skylight. UPGRADES include: BRAND NEW ROOF (to be done Nov 2024), FURNACE (2022), A/C (2019 w/new compressor 2023), HWT (2019), new patio doors (2023) and vinyl plank flooring in the kitchen (2024) plus new carpet on the stairs and vinyl plank flooring upstairs as well (2022). The front windows were tinted and the entire interior of the home was painted in 2022! STRATA FEES are \$250/month and include building insurance, maintenance and water. Pets allowed w/restrictions! A truly fantastic place to call HOME!! (jd:6769)

Full bathroom 10'6" x 6'9"

Bedroom 13'1" x 11'3"

Full ensuite bathroom 8'8" x 5'3"

Primary Bedroom 14'10" x 12'7"

Partial bathroom 6'1" x 4'10"

Kitchen 18'5" x 15'10"

Living room 27'1" x 18'5"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.terriann.ca/>



Royal

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