



## 770 Rutland Road 306 Kelowna British Columbia

\$447,449

This third-floor 2-bed, 2-bath condo is the total package-- with a great layout, full of natural light, and tucked away on the quiet side of the building with peaceful southeast-facing views over green space. Inside, the modern u-shaped kitchen features white cabinetry, a stainless steel fridge and stove, and flows into a bright, open living and dining area with large windows that bring in the morning sun. The split floor plan makes this unit ideal for shared living or guests. On one side, the spacious primary bedroom fits a king-sized bed with room to spare, plus dual closets and a private 3-piece ensuite. On the other, the second bedroom is generously sized and located next to a 4-piece main bath and a large linen closet. A full laundry room includes side-by-side washer and dryer, extra storage, and a freezer already in place. You'll also appreciate the secure underground parking stall, storage locker just down the hall, and the ability to apply for a second surface stall through the strata. The building is pet-friendly (two small pets allowed) and offers added perks like a guest suite for visitors. With strata fees of just \$319.02/month, this is an affordable, well-run option in a central location--right across from Rutland Middle and High Schools, and walking distance to the YMCA, parks, transit, restaurants, and shops. Only 10 minutes to UBCO and the airport. Perfect for first-time buyers or investors--book your showing today! (id:6769)

Laundry room 5'4" x 8'7"

Full bathroom 7' x 7'10"

3pc Ensuite bath 5'6" x 9'

Bedroom 11'1" x 14'4"

Primary Bedroom 11'9" x 17'8"

Kitchen 9'6" x 9'6"

Dining room 11'8" x 9'

Living room 11'8" x 13'6"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty



Royal

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