



## 985 Academy Way 308 Kelowna British Columbia

\$539,800

Explore the convenience and comfort of this bright and spacious top-floor corner unit nestled in the Academy Hill community, the closest complex to UBCO campus and Aberdeen preparatory school. Featuring 2 bedrooms plus a den (currently serving as a third bedroom) and 2 bathrooms, it offers an open living concept with stainless steel appliances. Additionally, there's a bonus area in living room currently furnished with a sofa bed, perfect for accommodating family or friends visiting. This southwest-facing unit includes one underground parking spot and a storage unit. Enjoy effortless access to nearby amenities such as a corner store, grocery, pizza shop, medical clinic, restaurants etc. Whether you're seeking UBCO student housing or a savvy investment in the University District, don't let this extraordinary opportunity slip by! Room Measurements taken from Iguide and Sqft taken from strata plan. (id:6769)

Utility room 4'4" x 3'1"

3pc Bathroom 9'1" x 4'10"

3pc Ensuite bath 4'10" x 7'8"

Kitchen 9'6" x 10'1"

Living room 7'5" x 19'4"

Den 10'6" x 10'1"

Bedroom 11'1" x 8'9"

Primary Bedroom 13'1" x 11'10"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan



Royal

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