



# 311 Providence Avenue Kelowna British Columbia

\$1,500,000

Your family's perfect Kettle Valley home? Yes, we think so too! Located in Kettle Valley, this 3 level family home checks off all the boxes including space to grow & a backyard built for the Okanagan lifestyle. Approximately 3,274 sq ft with 5 beds, 4 baths & a family-friendly layout. The heart of this home is the spacious kitchen with a double-wide fridge & freezer, gas stove, large island, plenty of counter, cupboard & open shelving space, as well as a breakfast nook with built-in banquette seating & a butler's kitchen. The kitchen flows to the spacious family room with backyard/patio & pool access. The main level also includes a formal living & dining room. Upstairs you'll find brand new carpet, plus 3 beds, including the primary with ensuite & walk-in closet. Both the Primary & 1 of the beds have access to the large upstairs balcony with a peek-a-boo lake view. The finished lower level adds flexibility with 2 more beds, a bath, & rec room. Outdoors, enjoy an in-ground pool framed by a low maintenance concrete patio, hot tub, a covered dining area, & a gas fire pit zone designed for relaxed gatherings. A detached, insulated triple car garage with laneway access. The home features a built-in sound system with 6 zones both indoor & outdoor, on the front porch & in the backyard. Set in a quiet, walkable Kettle Valley neighbourhood close to restaurants, schools, parks, wineries, & beaches, it's well suited to families ready for their next move & buyers looking to upgrade. (id:6769)

Listing Presented By:



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RE/MAX Kelowna

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Royal

**LePage Kelowna**

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Other 6'11" x 7'4"

Primary Bedroom 14'1" x 17'8"

Bedroom 14' x 10'11"

Bedroom 10'6" x 11'10"

Full ensuite bathroom 10'2" x 15'8"

Full bathroom 8'8" x 7'4"

Bedroom 13'3" x 27'5"

Utility room 10'8" x 8'

Bedroom 14'1" x 14'8"

Full bathroom 10'4" x 5'

Living room 14'1" x 12'

Kitchen 14'4" x 12'10"

Family room 24'9" x 16'5"

Dining room 14' x 9'11"

Dining nook 6'11" x 8'

Other 13'11" x 5'

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Recreation room 13'8" x 27'5"

Partial bathroom 6'4" x 5'6"