



# 3312 Old Okanagan Highway West Kelowna British Columbia

\$669,800

Welcome to the heart of West Kelowna, where convenience meets incredible potential at 3312 Old Okanagan Highway. This property is perfect for anyone looking to plant roots in a central hub without sacrificing that classic Okanagan outdoor lifestyle. Situated just minutes from everything--shopping, dining, schools, coffee shops, Smith Creek hiking and biking trails and all amenities--you are perfectly positioned to enjoy the best of the valley right at your doorstep. The true gem of this home is the massive, sun-drenched backyard; offering a private oasis for summer gardening, weekend BBQs, or for kids and pets to run free. For those with tools, toys, or multiple vehicles, the parking situation here is a total game-changer. There is ample space for your RV, boat, and daily drivers, ensuring you never have to compromise on storage. Whether you are a first-time buyer looking to enter the market or an investor eyeing a property with fantastic bones (ready for your finishing touch/style) and a central footprint, this home checks all the boxes. It is all about the lifestyle here--walking to your favorite local spots in the morning or for a quick bite to eat and retreating to your own expansive green space by the afternoon and sunny evenings. This is a property that truly understands the balance of urban proximity and backyard bliss. Don't miss the chance to make this versatile West Kelowna gem your own and start building your future in one of the most vibrant communities in the valley! (id:6769)

Other 19'3" x 24'1"  
Foyer 6'9" x 12'5"  
Laundry room 11'6" x 10'1"  
Family room 11'11" x 19'11"  
Primary Bedroom 11'11" x 12'4"  
Bedroom 12'9" x 10'1"  
4pc Bathroom 15'1" x 6'0"

Living room 12'11" x 20'0"  
Dining room 10'0" x 10'7"  
Kitchen 10'0" x 10'7"  
4pc Bathroom 1'9" x 7"  
Bedroom 13'2" x 9'7"  
Bedroom 13'2" x 9'7"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://www.justinaleestolz.com/>



Royal

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