



1055 Lawrence Avenue 34 Kelowna British Columbia

\$249,900

Welcome to The Marquis! This unique 1-bedroom, 1-bathroom unit in a welcoming 55+ community offers unmatched convenience with direct street access - no need to navigate main doors, stairs, or elevators, making it truly "lock and leave" living. Located just a 12-minute stroll to groceries and pharmacies and a short walk to downtown Kelowna, you'll love the ease of enjoying the best the city has to offer, with quick highway access for added convenience. This pet-friendly complex allows both cats and dogs with minimal restrictions and boasts low strata fees of only \$180/month. The unit stays naturally cool in summer and warms quickly in winter, with large north-facing windows flooding the space with natural light. Inside, the modern kitchen and flexible living/dining area await your personal touch, while the 3-piece bathroom features modern finishes and a step-in shower. The spacious bedroom includes a double closet with built-in shelving. You'll appreciate the convenience of in-suite laundry and the added bonus of secure, covered parking, along with access to shared amenities such as a fully equipped workshop, an entertainment room with pool tables and shuffleboard, a large storage locker, and a lovely outdoor green space - perfect for playing with kids / grandkids or letting your dog enjoy the fresh air. Don't miss this incredible opportunity to enjoy a relaxed, community-focused lifestyle in a beautiful Okanagan location--book your showing today! (id:6769)

Primary Bedroom 11'3" x 7'4"

Kitchen 16'7" x 2'6"

Dining room 9'4" x 11'3"

3pc Bathroom 6'11" x 6'2"

Living room 9'5" x 11'3"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<https://thesteenkampteam.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.