



## 457 West Avenue 403 Kelowna British Columbia

\$624,900

**TOP FLOOR UNIT.** This is a GEM in Pandosy Village, with a short walk from this building through a gorgeous park and right to the BEACH! Enjoy the sun and south facing LAKE VIEWS from a huge covered deck, at a price per square foot that can't be beat. One bedroom PLUS DEN and two bathrooms. High ceilings and lots of NATURAL LIGHT. Open plan kitchen into living area, in suite laundry, storage locker and parking stall with EV charger available. One pet allowed (restricted to 40cm/15.7" in height, dog or cat okay). Urban modern 4 story building in the heart of Pandosy Village ~ location LOCATION location! Come and have a look ~ this is an excellent opportunity for first time home buyers, professionals and investors alike. Compare to the new construction in the neighbourhood and you'll see it's an EXCELLENT PRICE for a LOWER MISSION / South Kelowna location! Walking distance to fantastic shopping, restaurants, groceries, pharmacies, banks, transit, exercise & health services, plus the paddle centre, so many beach accesses, parks, the Abbott walking/biking corridor, and so much more. Immediate possession available! (id:6769)

Laundry room 5'4" x 7'2"

2pc Bathroom 3'4" x 6'11"

Dining room 9'6" x 5'3"

Kitchen 9'6" x 9'2"

5pc Ensuite bath 7'10" x 8'7"

Primary Bedroom 10'9" x 10'0"

Den 9'1" x 8'2"

Living room 13'4" x 14'3"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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Royal

**LePage Kelowna**

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