



## 610 Academy Way 42 Kelowna British Columbia

**\$695,000**

**QUICK POSSESSION!** This is a rare opportunity to own a "Delta" end-unit in the sought-after Academy Ridge community. Designed for modern living, this 3-bedroom, 3-bathroom home features 9ft ceilings, quartz countertops, and premium Whirlpool stainless steel appliances. The unique location--on level ground with a protected wildlife corridor behind--ensures enhanced privacy, better property drainage, and mountain views from both the front and back. Additional highlights include LED lighting throughout, a gas BBQ hookup, and a spacious tandem garage with a window for natural light. Strategically located within walking distance to UBCO and minutes from the international airport, this move-in-ready unit is an unbeatable find for investors, professionals, or students. Quick possession is available, seller moving as soon as can be arranged. Listed at base price plus GST (paid) and commission fees only--owner is strictly seeking cost recovery. (id:6769)

Dining room 15'8" x 12'3"

2pc Bathroom 7'1" x 3'0"

Living room 14'0" x 15'8"

Kitchen 12'1" x 10'6"

Bedroom 8'7" x 9'2"

Bedroom 8'5" x 8'6"

4pc Ensuite bath 8'5" x 6'5"

4pc Bathroom 8'5" x 4'8"

Primary Bedroom 10'1" x 12'4"

Other 37'0" x 15'8"

Utility room 7'6" x 3'2"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan



Royal

**LePage Kelowna**

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