



# 440 Wigglesworth Crescent Kelowna British Columbia

\$739,000

Located next to Wigglesworth Park in a quiet, family-friendly neighbourhood, this half duplex truly checks all the boxes. Pride of ownership is evident throughout, from the impeccably maintained interior to the tidy, low-maintenance exterior. Out front, you'll appreciate the ample parking- along with a spacious single-car garage. The fully fenced backyard offers a private, inviting space perfect for kids, pets, or entertaining. Upstairs, a bright and welcoming living room features vaulted ceilings and sliding glass doors that open onto a covered balcony. The kitchen is equipped with newer appliances and solid oak cabinetry, offering both functionality and timeless appeal. Down the hall, you'll find three generously sized bedrooms with updated windows, including a primary suite complete with a 4-piece ensuite. Both upstairs bathrooms have been tastefully updated. Downstairs, a self-contained one-bedroom in-law suite offers excellent flexibility, with its own separate entrance and direct access to the backyard through sliding glass patio doors. You'll appreciate the many updates completed over the years, including new siding, flooring, a soundproofed lower ceiling, furnace (2023) and a 50-gallon HW tank (2019)- the list goes on. With close proximity to schools, recreation centres, transit, and everyday amenities - this home represents terrific value in a desirable location. (id:6769)

Dining room 8'11" x 10'5"  
 4pc Ensuite bath 8'7" x 7'9"  
 4pc Bathroom 7'11" x 4'11"  
 Bedroom 9'1" x 12'9"  
 Bedroom 9' x 12'

Utility room 6'2" x 4'11"  
 Laundry room 6'4" x 8'10"  
 Foyer 9'8" x 11'8"  
 Full bathroom Measurements not available  
 Bedroom 9'3" x 13'7"

Primary Bedroom 12' x 13'8"

Living room 11'9" x 13'10"

Living room 12'8" x 19'5"

Kitchen 16'4" x 13'4"

Kitchen 9'1" x 10'6"

Listing Presented By:



Originally Listed by:  
 Engel & Volkers Okanagan

<http://keepingupwithkelowna.net/>



Royal

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