



## 506 Harrop Avenue Kelowna British Columbia

\$999,900

OPEN HOUSE: JUNE 7, 2025 FROM 11:00AM TO 1:00PM. Welcome to 506 Harrop Avenue! Located on a quiet street in Rutland South, this immaculate 4-bedroom + den, 3-bathroom home is situated on a 0.15-acre lot and includes 2220 sq. Ft of living space with a huge balcony overlooking the heated in-ground, salt-water pool. The main level features an open concept design with vaulted ceilings between the kitchen, dining room and living room creating an abundance of natural light throughout. The kitchen is equipped with light wood cabinetry, a generous sized pantry, and black stainless-steel appliances. The living room includes built-in shelving and a gas fireplace. Down the hall is the primary bedroom with walk-in-closet and 4-pc en-suite. The main level is complete with two additional bedrooms, bathroom, and laundry closet. The lower level features an "in-law" suite with separate entrance, kitchen, bedroom, recreation room and laundry. The lower level is complete with a den/office directly off the main entrance. This quiet neighbourhood is located within walking distance to Ben Lee Park, Rutland Centennial Park, The YMCA, Rutland Sports Fields, shopping, schools and public transit. Rutland South is also a short drive to UBCO and the Kelowna International Airport. For those who love the outdoors, Big White is only a 45-minute drive away, making weekend mountain getaways easily accessible. (id:6769)

Full bathroom 5'3" x 9'10"

Bedroom 13'2" x 9'10"

Recreation room 17'7" x 11'10"

Den 8'4" x 10'4"

Bedroom 9'11" x 10'3"

Full bathroom 4'10" x 7'10"

Bedroom 10'11" x 10'3"

Full ensuite bathroom 7'10" x 7'10"

Other 4'11" x 3'2"

Primary Bedroom 14'11" x 13'3"

Living room 12'0" x 17'3"

Dining room 10'9" x 13'2"

Kitchen 10'10" x 11'11"

Kitchen 10'4" x 8'11"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

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



Royal

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