



## 600 Argyll Road Kelowna British Columbia

\$699,000

Attention First Time Home Buyers, Developers & Investors! Opportunity awaits in South Rutland with this well laid out four bedroom house! Two bedrooms upstairs and a HUGE covered patio looking over your beautiful back yard. The basement offers endless possibilities with a separate entrance and two bedrooms. The generous 0.18 acre lot is flat and has a storage shed. There is tons of parking (with room for an RV). Well maintained and updated throughout the years. Some updates include: Newer Plank Floor, 2021 New Air Conditioner + Furnace Check, 2019 Hot Water Tank, 2008 Roof with 30 year shingles, many updated windows + doors, irrigation system and central vacuum! It's ideally located close to schools, transit, airport (10 min), downtown (12 min), UBCO (9 min), and shopping near by. The 2040 OCP designates this property a Core Area Neighbourhoods (C-NHD) zoning that permits a higher building density. Whether you're looking for an investment, development opportunity or a cozy home to put your personalized touches on, this property has it all. (id:6769)

Workshop 9'2" x 10'2"

Full bathroom 5'7" x 5'11"

Laundry room 12'9" x 10'2"

Bedroom 11'11" x 11'6"

Bedroom 9'4" x 10'1"

Family room 16'4" x 11'8"

Other 34'10" x 9'

Full bathroom 9'1" x 4'11"

Other 5'2" x 3'1"

Dining room 9'8" x 9'5"

Living room 16'9" x 13'7"

Bedroom 9'10" x 9'2"

Primary Bedroom 12'4" x 10'

Kitchen 13'5" x 9'2"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

**LePage Kelowna**

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