



## 613 Sutherland Avenue Kelowna British Columbia

\$799,000

With no shared living walls, this 3 bedroom, 4 bathroom half-duplex offers the feel of a detached home with over 1,800 sq. ft. of comfortable living. Freehold ownership with no bylaws and no attached neighbours means you enjoy the benefits of a single-family home without the price tag. Each bedroom has its own full ensuite, perfect for privacy and convenience whether for family or guests. The main-floor primary suite includes a walk-in closet and makes an ideal retreat. The bright, open-concept living area features a modern kitchen with granite island, ideal for cooking, entertaining, and gathering. Upstairs, additional ensuite bedrooms provide excellent flexibility for families of all sizes. An oversized garage with direct home entry and a low-maintenance yard add everyday practicality. Centrally located close to transit, just 4 minutes to downtown and 4 minutes to Kelowna General Hospital, this home delivers space, comfort, and convenience in a sought-after neighbourhood. A rare combination of flexibility, function, and value! (id:6769)

Full ensuite bathroom 9'6" x 4'11"

Other 14'11" x 11'7"

Bedroom 11'9" x 12'2"

4pc Ensuite bath 9'6" x 4'11"

Bedroom 11'9" x 12'3"

Laundry room 11'8" x 7'4"

4pc Ensuite bath 8'0" x 4'10"

Primary Bedroom 12'10" x 12'11"

Partial bathroom 8'0" x 3'1"

Den 11'10" x 9'10"

Living room 17'6" x 20'10"

Dining room 13'0" x 5'8"

Kitchen 15'5" x 11'11"

Listing Presented By:



Originally Listed by:  
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