



# 8945 97 Highway 71 Kelowna British Columbia

\$499,000

Fantastic family home or the perfect retiree downsize. This 2016 three bedroom two bath home has it all. Entry has spacious open concept, cozy living room with fireplace, large dining room area, a bar for kids to snack at, bright open kitchen featuring lots of cupboards and bay windows, lots of counter space, and pantry. Main living area has tons of natural light, extra windows and 9 foot ceilings. Three spacious bedrooms are bright and give room for everyone whether kids or grandkids that are visiting. Mater ensuite features soaker tub, shower, and double vanity sinks. You and your pets will love the easy access to rear deck and fenced backyard making entertaining and outdoor cooking a dream. Attached double garage for the handyman or simply someplace to keep the car out of the weather. Exterior features include hardi board exterior for easy cleaning and long durability, fully fenced yard for pets or kids to play, central location close to all amenities. Pet restrictions are 2 dogs or 2 cats with no size restrictions but no viscous breeds. All dimensions and measurements have been taken from the Matterport program and are accurate however in some cases ""room sized are approximate"". If there are any concerns or questions, please contact the listing agent and will be happy to verify by a secondary means. (id:6769)

- Laundry room 5'10" x 9'0"
- Other 21'5" x 22'9"
- Other 6'5" x 5'7"
- Other 4'4" x 11'1"
- Other 13'7" x 6'10"
- Other 31'11" x 10'0"
- Other 5'11" x 8'1"
- Full ensuite bathroom 11'5" x 12'7"
- Primary Bedroom 12'5" x 12'10"
- Bedroom 9'2" x 9'0"
- Bedroom 9'10" x 10'3"
- Full bathroom 9'5" x 6'7"
- Kitchen 14'8" x 12'7"
- Dining room 10'2" x 12'6"
- Living room 14'11" x 12'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://mykelownahomes.com/>



Royal

**LePage Kelowna**

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