



730 Graham Road Kelowna British Columbia

\$849,999

For more information, please click Brochure button. Rare opportunity to own a home in one of Kelowna's most central and convenient locations! Nestled on a quiet cul-de-sac, this property offers rare privacy - thanks to a fenced school field that runs along one entire side of the street and past your home. For families, it's an absolute treat. And even if you don't have kids, you'll love being just 1 km from the scenic Mission Creek Greenway, 1.5 km from Willow Park Shopping Centre, and only 200 meters from the #11 bus route for easy access in both directions. The home itself features a fully contained unregistered basement suite with fantastic renters, providing an excellent income opportunity. There's plenty of room to park your RV or, if it's under 34 feet, you can securely store your recreational equipment behind a rolling gate. The backyard is fully fenced with gates on both sides of the home, making it a perfect, safe space for kids and pets to play. Best of all, many of the important (and often costly) upgrades have already been done for you. Enjoy peace of mind with a new roof and soffits (2016), upgraded attic insulation to R52 (2017), a new gas furnace and AC (2019), brand-new triple-pane windows throughout the entire home (installed at the end of 2022), and new front and patio doors, professionally installed by Nagybro's. With approximately 2,380 sqft of finished living space, this home offers plenty of room to live, grow, and enjoy everything Kelowna has to offer. (id:6769)

Living room 19'2" x 12'1"

Kitchen 8'10" x 17'8"

Laundry room 8'10" x 17'8"

Foyer 7'1" x 4'2"

3pc Bathroom Measurements not available

Laundry room 11'11" x 7'3"

Dining room 9'3" x 9'4"

Foyer 7'2" x 6'6"

Bedroom 11'9" x 9'0"

Bedroom 12'9" x 11'6"

3pc Bathroom Measurements not available

Primary Bedroom 15'4" x 11'5"

Living room 19'0" x 13'5"

Kitchen 9'6" x 13'0"

Bedroom 10'5" x 8'11"

Primary Bedroom 12'1" x 12'3"

Listing Presented By:



Originally Listed by:
Easy List Realty

<http://www.easylistrealty.ca/>



Royal

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