



782 Varney Court Kelowna British Columbia

\$1,048,000

Tucked into the Lower Mission, one of Kelowna's most sought-after neighbourhoods, this charming Worman-built rancher offers the perfect blend of character & opportunity. Thoughtfully laid out over 2,035 sqft, this 3 bed, 2 bath home is ideal for young families, downsizers, or investors looking to secure a foothold in one of the city's most desirable areas. Situated directly across from Bellevue Creek, this home is all about easy one-level living and functional flow. The sunken great room offers a cozy, welcoming space with oversized windows and plenty of room to relax or entertain. Just off the kitchen, the formal dining room presents an exciting opportunity, remove the dividing wall to create a bright, open-concept kitchen and living area that's perfect for modern family life or entertaining with ease. The layout is flexible and ready for your personal touch. Enjoy a large, private backyard, perfect for summer BBQs, gardening, or letting kids and pets roam freely. Surrounded by mature trees, it offers a rare sense of privacy in a central location. Updates include high-efficiency heating (2022) & cooling (2023), select metal-clad vinyl casement windows, carpet, and a recently installed underground irrigation system. Just minutes to top-rated schools, beaches, H2O, shops, cafes & more, and only a short stroll to the brand-new DeHart Community Park, featuring pickleball courts, green space, a playground, and walking paths. (id:6769)

Laundry room 9'11" x 10'8"

Bedroom 15'7" x 10'10"

Kitchen 13'5" x 13'4"

Full bathroom 4'11" x 9'1"

Dining room 12'6" x 6'11"

Living room 17'7" x 15'11"

Bedroom 15' x 10'1"

Full bathroom 13'9" x 8'5"

Primary Bedroom 15'5" x 14'

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

<https://dawsonyates.kelownarealestate.com/>



Royal

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