



## 217 Franklyn Road 8 Kelowna British Columbia

\$445,000

Why rent or buy a condo when you can have your own front door, fenced yard, and private outdoor space? This updated 2 bedroom, 1 bathroom townhouse offers comfortable living in a central yet quiet location. Inside, you'll find new flooring, baseboards, a modern front door, patio door, dishwasher, sink, and faucet which were all updated this year. Comfort is taken care of with a new upstairs AC unit and smart heating thermostat, while outside features include a brand-new shed and private fenced yard. Parking is a breeze with a designated stall (and option for a second if available), plus ample extra parking on the street. Step outside and enjoy being just a short walk to Ben Lee Park, IGA, McDonald's, Tim Hortons, and Wings, with downtown only a 10-minute drive away. Quietly tucked just off Hwy 33, this home strikes the perfect balance between convenience and privacy. (id:6769)

4pc Bathroom 9'1" x 4'9"

Bedroom 9'1" x 12'0"

Primary Bedroom 12'6" x 11'9"

Other 15'6" x 9'9"

Living room 15'2" x 13'8"

Dining room 9'1" x 8'9"

Kitchen 9'1" x 8'10"

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

<http://kelownahomecollective.ca/>



**Royal**

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