



# 870 Dougall Road Kelowna British Columbia

\$899,900

Tucked away in a quiet, desirable part of the Rutland neighborhood on the bench is this well-built comfortable home with a legally suited downstairs. This suite is perfect for extended family, a little bit of extra income, or a mortgage-helper. This home is on a quiet street, has an incredible view from the back all the way to downtown Kelowna, and a bonus of only two adjacent neighbors. Because of this, homes on the bench infrequently come up for sale. Ideally located just minutes from Costco, Orchard Park Shopping Centre, an abundance of shops, restaurants, nearby parks, and is a short drive to Downtown. Upstairs features a bright and functional layout with 3 bedrooms and 2 full baths, perfect for families. Downstairs, a fully self-contained legal 2-bedroom, 1-bath suite with separate laundry. Step outside to a flat, usable backyard complete with a large brand-new covered deck--ideal for entertaining or relaxing while taking in the view. Set in a peaceful, established area, this property combines lifestyle, flexibility, and value all in one compelling package. Pricing takes age of the roof into consideration. (id:6769)

Utility room 6'3" x 15'11"  
Laundry room 5'6" x 10'5"  
Bedroom 9'3" x 9'7"  
Bedroom 10'1" x 10'7"  
4pc Bathroom 7'7" x 7'4"  
3pc Ensuite bath 7'7" x 4'4"  
Primary Bedroom 10'9" x 12'2"  
Dining room 8'1" x 10'1"

Living room 16'9" x 14'2"  
Kitchen 10'0" x 13'0"  
Full bathroom 8'5" x 4'6"  
Bedroom 14'7" x 11'7"  
Bedroom 11'1" x 9'5"  
Living room 20'3" x 14'10"  
Kitchen 8'11" x 11'7"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

<http://www.jesseeast.com/>



Royal

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