



# 950 Rutland Road Kelowna British Columbia

\$924,800

An exceptional opportunity in a prime location, this thoughtfully designed home offers versatility, income potential, and space for the whole family. Featuring 4 bedrooms in the main residence plus a fully self contained 2 bedroom legal suite, this property is ideal for investors, multi generational living, or families seeking a mortgage helper. The bright and spacious main level showcases a beautifully appointed kitchen with stainless steel appliances and a large island, perfect for gathering and entertaining. Two generous living areas provide flexibility for both relaxation and hosting. The primary suite offers a walk in closet, a luxurious five piece ensuite, a soaker tub, and separate shower, along with direct access to a private patio. Additional highlights include a gas fireplace, Hardie board exterior, double car garage, ample parking, generous storage, and two large patios for seamless indoor outdoor living. Located just minutes to UBCO with the bus stop right out front, and close to the airport, shopping, groceries, and the YMCA, this is a smart investment in both lifestyle and long term value. (id:6769)

- Utility room 5'2" x 7'5"
- Storage 3'8" x 6'
- Laundry room 7'6" x 7'4"
- Other 21' x 19'11"
- 4pc Ensuite bath 8' x 8'
- Bedroom 11'6" x 10'3"
- Bedroom 15'3" x 12'8"
- Dining room 19'7" x 6'1"
- Family room 20'11" x 13'10"

- Laundry room 10'4" x 5'10"
- Living room 15'8" x 14'10"
- Primary Bedroom 14'1" x 14'5"
- 4pc Bathroom 10'4" x 4'11"
- Primary Bedroom 11'9" x 13'11"
- Living room 19'5" x 12'4"
- Kitchen 11'7" x 8'6"
- Bedroom 10'4" x 11'3"
- Bedroom 11'6" x 12'

### Kitchen 14'4" x 14'10"

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