



## 2250 Louie Drive 96 Westbank British Columbia

\$510,000

Welcome to this beautifully maintained 2-bed, 2-bath rancher townhome in the sought-after 19+ pet friendly gated community of Westlake Gardens. Backing directly onto an open area with no rear neighbors and the clubhouse, this home blends comfort, convenience, and community living. Enjoy the peace of mind of a prepaid lease until 2092, plus key updates including Poly-B plumbing replaced in 2023, a furnace replaced in 2017 and meticulous maintenance records. The open-concept layout flows easily from the living and dining areas to the kitchen, featuring updated appliances and a water filter system under the sink. A cozy gas fireplace anchors the living room, with sliding doors leading to a terrace with an awning and the opportunity to fence—ideal for pets or added privacy. The spacious primary bedroom offers a 3-pc ensuite, while the second bedroom works perfectly for guests, hobbies, or a home office. The second bathroom is conveniently located for everyday use. A single-car garage with direct access adds security and storage. Westlake Gardens offers a welcoming clubhouse with a kitchen, games area, and plenty of room for social events. This prime location puts you close to shopping, groceries, golf, and transit—perfect for low-maintenance living with an active, friendly community. (id:6769)

4pc Bathroom 10'10" x 7'

Laundry room 5'11" x 7'4"

Bedroom 11'5" x 8'11"

4pc Ensuite bath 7'4" x 5'

Primary Bedroom 13'9" x 10'11"

Dining room 14'2" x 7'11"

Living room 13'3" x 12'8"

Kitchen 16'5" x 10'5"

Listing Presented By:



Originally Listed by:  
Fair Realty (Kelowna)

<https://www.nmcrealestate.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.