



## 987 Garland Street Kelowna British Columbia

\$899,800

Charming 2-storey rancher on a quiet cul-de-sac! Just steps from the Rail Trail, downtown, lake access, Knox Mountain, schools, Railside Brewing, and local shops. This home offers the perfect blend of character, comfort, and location. Inside, vaulted ceilings and a bright south-facing living room fill the home with natural light, while a cozy fireplace and French doors create a warm, inviting atmosphere that opens onto a wrap-around porch. The beautifully private yard is a true highlight--featuring 10+ organically managed fruit trees (peach, plum, cherry, nectarine, fig, apricot, pear) and thriving raspberry bushes, all fully enclosed with a deer fence. Whether you're enjoying a quiet morning coffee or taking in the evening sunset, this outdoor space is something special. Thoughtful updates over the years include a second-floor addition and added insulation (1995), roof (2009), high-efficiency furnace and hot water tank (2013), along with upgraded water and sewer lines--offering peace of mind for years to come. A rare opportunity to live, invest, or rent in one of Kelowna's most desirable and walkable neighbourhoods. (id:6769)

4pc Bathroom 7'10" x 13'4"

Bedroom 7'4" x 9'4"

Bedroom 9'11" x 11'9"

Primary Bedroom 13'2" x 11'9"

4pc Bathroom 7'3" x 9'3"

Bedroom 7'11" x 13'4"

Kitchen 13'1" x 15'7"

Dining room 14'7" x 12'1"

Living room 15'1" x 19'4"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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