



# 1045 Sutherland Avenue G54 Kelowna British Columbia

\$315,000

Welcome to your next perfect home--a spacious, private, and well-appointed 2-bedroom, 2-bathroom condo offering 1,172 sq. ft. of bright and comfortable living space, this is a rare opportunity for downsizers and empty nesters looking for exceptional value without compromising on space or location. Step inside to discover a thoughtfully designed layout that maximizes natural light, making this home feel warm and inviting. Unlike typical ground-level units, this one boasts beautiful greenery-filled views, offering a sense of seclusion and tranquility. The large enclosed patio becomes a perfect year-round retreat--whether you're enjoying your morning coffee, reading a book, or entertaining guests. The home also features a full laundry room with extra storage, ensuring convenience and practicality. The bright, open concept living and dining area flows seamlessly, making it easy to host friends and family. In comparison to other units in the building, the close proximity of the parking stall to the condo makes bringing in groceries a breeze. The building also offers an enhanced lifestyle with amenities such as a car wash, gym, billiards room, dining room, community garden and so much more. Beyond the walls of this charming home, you're just a short walk or bike ride from Capri Centre Mall, downtown, the beach, grocery stores, medical offices, and a variety of shopping and dining options. Everything you need is at your fingertips, making this an ideal blend of comfort and convenience. (id:6769)

Laundry room 7'0" x 5'1"

3pc Bathroom 6'0" x 9'5"

Foyer 18'8" x 11'4"

Kitchen 13'1" x 9'1"

Living room 14'2" x 23'6"

Bedroom 10'6" x 11'10"

Primary Bedroom 12'6" x 14'9"

Other 8'9" x 5'2"

3pc Ensuite bath 6'2" x 9'5"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



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.