



## 533 Yates Road 117 Kelowna BC

\$424,900

\*Potential to assume clients 2.04% mortgage, that has 3.5 years remaining.\* Fantastic opportunity to own a one-bedroom ground floor corner unit w/ rare huge fenced yard! This beautiful unit is located on the north-west corner, with an open-concept kitchen, dining and living area featuring a cozy fireplace. The sliding glass door opens out to a covered patio where you can BBQ all year long! Move-in ready with a big bedroom and a full bathroom plus in-unit laundry, this unit also comes with an underground parking stall & locker. The Verve offers amazing amenities including a swimming pool, volleyball court, bbq area and is only minutes away from shopping, grocery stores, and restaurants. Pet restrictions accommodate 1 dog up to 80 lbs, 2 dogs under 40 lbs each, OR 1 cat & 1 dog [under 40 lbs, OR 2 cats.

Listing Presented By:



Originally Listed by:  
Sage Executive Group Real Estate

mahta.sadi@gmail.com



**Sage Executive Group Real Estate**

#108 - 1980 Cooper Road,  
Kelowna, BC,

Phone: 250-470-7514  
kevin@atomic55.net