



1445 Alta Vista Road Kelowna British Columbia

\$899,000

***INCREDIBLE OPPORTUNITY *** Check out 1445 Alta Vista Rd! This beautiful 4 Bedroom 2 Bathroom Walk-out Rancher with \$100K in modern renovations is located in the highly desirable central GLENMORE area, just a short walk/bike to downtown & amenities. BRAND NEW modern kitchen w/ all NEW appliances, large island w/ drawers & quartz countertops. Enjoy your morning coffee in the private enclosed sunroom. The bright, open living/ dining room offers plenty of natural light w/ large windows & a cozy, modern fireplace. The main level also includes 2 large bedrooms, a fully updated main bathroom & laundry room w/ new washer & dryer. New HIGH END VINYL PLANK flooring throughout the home, new patio doors & the majority of the windows have been replaced w/ high-end energy efficient windows. The lower level is ideal for entertaining, with a family room, bar, and fireplace, plus 2 additional bedrooms, a full bathroom, and plenty of storage. The oversized bedroom can also double as a games room. Walk-out access to the backyard offers a fenced area for pets and a handy workshop. *Potential to convert the lower level to 1-2 bedroom in-law suite if desired* Escape to your back yard oasis complete w/ a cute garden shed & raised beds. Lots of storage, room to park your RV & views of the downtown city lights from front yard. Zoned MF1 for future value. This tastefully updated home in an amazing family friendly neighbourhood is truly a rare find...book your showing today! (id:6769)

Workshop 9'11" x 8'7"	Laundry room 6'5" x 12'2"
Utility room 12'2" x 12'10"	Foyer 9'11" x 5'10"
Storage 4'11" x 10'11"	4pc Bathroom 8'1" x 8'2"
Recreation room 13'3" x 24'1"	Bedroom 10'5" x 12'3"
3pc Bathroom 5'10" x 8'0"	Primary Bedroom 12'4" x 12'8"
Bedroom 11'9" x 13'3"	Kitchen 13'5" x 24'4"
Bedroom 12'8" x 22'6"	Dining room 15'1" x 11'7"
Sunroom 10'11" x 20'2"	Living room 15'1" x 11'7"

Listing Presented By:



Originally Listed by:
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