



## 245 Adventure Road Kelowna British Columbia

\$919,000

Welcome to 245 Adventure Road. Well maintained and updated home-2022 in the heart of Rutland's most sought after locations, Adventure road offers wide streets with low traffic. This beautiful 4-bed 3-bath home with fully finished basement offers a great floor plan, privacy and convenience. Featuring gourmet kitchen with quartz counter tops, stainless steel appliances, ample counter space and an island, open concept living area. Central A/C-2022, forced air, roof 7 yrs old, HWT-2021, vinyl windows. Located on a 75' by 120' lot with u/g irrigation, fenced backyard and a 24' by 16' shop, ideal for young kids or teenagers, pets, ample parking offers space for toys. Covered deck is a great spot to enjoy your morning coffee and summer BBQs. Nestled in a quite, family oriented neighborhood, you are just minutes away from schools, parks, shopping and all the amenities beautiful Kelowna has to offer. MF1 zoning future land use C-NHD allows up to 6 units. All measurements are approximate and if important to be verified by the Buyer. Don't miss out on this gem contact your realtor for a private showing. (id:6769)

Mud room 5' x 8'  
Living room 15' x 13'  
Utility room 8' x 7'  
Kitchen 12' x 6'  
3pc Bathroom 8' x 5'  
Bedroom 14'0" x 9'0"  
Bedroom 17'0" x 15'0"  
Workshop 24'0" x 16'0"

3pc Bathroom 8'0" x 5'0"  
3pc Bathroom 8'0" x 5'0"  
Bedroom 12'0" x 10'0"  
Primary Bedroom 12'0" x 11'0"  
Kitchen 12'0" x 8'0"  
Dining room 13'0" x 8'0"  
Living room 17'0" x 15'0"

Listing Presented By:



Originally Listed by:  
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Royal

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