



## 770 Rutland Road 308 Kelowna British Columbia

\$449,000

FANTASTIC 3rd floor 2 BED/2 BATH CONDO w/split floor plan located right across from Rutland Middle and Rutland High Schools! This bright condo features a u-shaped kitchen that provides an ample amount of white cabinetry, stainless steel fridge/stove plus quartz countertops! The kitchen is open to the nice sized living room/dining room w/big windows, brand new A/C wall unit and access to a private deck overlooking trees and green space. The primary bedroom is oversized, can easily fit a king sized bed, desk & dressers, and includes dual closets leading to the 3 piece ensuite w/glass shower. The second bedroom, on the opposite side of the unit, is also an incredible size with a large closet and is positioned right next to the main 4 piece bathroom and oversize linen closet. In addition, the laundry room features side by side washer/dryer, storage and has plenty of room for a freezer! This unit comes with a storage locker across the hall (approx. 5ft x 4ft & 9ft high) & one parking stall in underground parkade. A second surface level parking stall can be applied for through the strata, however based on a lottery every November. Reasonable strata fees at \$345.66/month. 2 small pets allowed! Located within a 10 minute drive to UBCO & the airport & walking distance to the YMCA, schools, shopping, transit, restaurants, parks and MORE!! (id:6769)

Laundry room 9'3" x 5'8"  
4pc Bathroom 8'7" x 6'9"  
Bedroom 14'3" x 11'5"  
3pc Ensuite bath 9'3" x 5'7"

Primary Bedroom 14'2" x 11'7"  
Dining room 10'0" x 11'5"  
Living room 13'4" x 11'5"  
Kitchen 13'6" x 8'4"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://www.terriann.ca/>



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