



## 664 Patterson Avenue Kelowna British Columbia

\$1,298,000

OPEN HOUSE SUN MAY 19th 1-3pm! Introducing 664 Patterson Ave, in the sought-after Kelowna South neighborhood this charming bungalow offers prime living in an unbeatable location! From the moment you lay eyes on it you'll be captivated by its curb appeal. Boasting 2 beds/ 2 baths + office or third bedroom, this well-kept home exudes comfort & functionality. 2 bed/1.5 bath CARRIAGE HOME built in 2022 offers a great mortgage helper (\$2700/mo!) or second dwelling for family members, complete w/ a single car garage & extra parking space. Inside the main house, discover a cozy ambiance enhanced by a low BTU gas FP & updated features incl new front window panes, eye-catching strapping ceiling & SS appliances. Enjoy the convenience of a RO water system, newer 200amp electric panel and HWT. Also showcases immaculate laminate flooring, textured painted walls & ample natural light throughout. Storage space abounds, sure to meet your organizational needs. Primary bedroom is generously sized to fit a king sized bed, large WIC & 3 pce ensuite complemented by marble flooring & updated grouting. Zero mtce yard & brand new sizable deck offers an oasis for summer entertaining in complete privacy. Garage has EV charger roughed in. Conveniently located w/ the best walk score in Kelowna - close to KGH, schools, beaches, parks, recreation facilities, downtown, & a short stroll to the trendy boutiques of Pandosy Village w/ its desirable features and ideal location, this home won't last long! (id:6769)

Laundry room 6'4" x 8'7"

Partial bathroom 5'4" x 5'

Living room 13'7" x 15'1"

Kitchen 15'5" x 10'3"

Full bathroom 7'8" x 8'

Bedroom 13'6" x 12'2"

Bedroom 11'7" x 10'2"

Bedroom 12'6" x 10'11"

Other 7'9" x 5'10"

3pc Ensuite bath 7'9" x 6'5"

Primary Bedroom 17'3" x 12'6"

Living room 21'7" x 16'10"

Bedroom 11'7" x 10'2"

Kitchen 11'5" x 10'11"

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.

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://lisa-moldenhauer@c21.ca/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

Full bathroom 7'6" x 10'11"