



# 610 Academy Way 118 Kelowna British Columbia

\$739,900

Limited-Time Offer! Firm offer by April 30, 2025 to take advantage of exclusive strata fee incentives: - Building 12 - Unit #26: 2 years free strata fees. - Building 13 - Units #36 & #38: 1 year free strata fees. - Buildings 14, 15 & 16 - Multiple Units Available: 1 year free strata fees. MOVE IN READY! OPEN HOUSE Every Wed & Thurs, 12-3pm at Unit #115! Please note: unit in photos is OMEGA color scheme, unit is SIGMA color scheme.

Academy Ridge in the University District is the ideal place to call home—or an excellent investment opportunity! Move-in ready, this unique Beta floor plan offers a flexible layout that will impress. Enjoy modern finishes throughout, including Whirlpool stainless steel appliances, quartz countertops, window coverings, LED lighting, 9ft ceilings, and central natural gas heat & AC. The double side-by-side garage provides ample parking and storage. What sets the Beta layout apart? It includes two potential lock-off rooms, each with a private entrance and a three-piece bathroom—offering endless possibilities! With a 2-5-10 year new home warranty, a central green park, and a bus stop right at the entrance, convenience is built into this community. Walk to UBCO, drive just five minutes to YLW, shopping, restaurants, and golf, and reach Big White or SilverStar in an hour. This is affordable, modern living at its best! Call today to book your viewing. (id:6769)

2pc Bathroom Measurements not available

4pc Ensuite bath 8'0" x 9'0"

Primary Bedroom 14'0" x 12'0"

Kitchen 14'0" x 8'0"

Dining room 12'0" x 10'0"

Living room 13'0" x 13'0"

3pc Ensuite bath 9'0" x 5'0"

Bedroom 14'0" x 12'0"

3pc Ensuite bath 9'0" x 5'0"

Bedroom 14'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>



**Royal LePage Locations West Realty**

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