



935 Academy Way 118 Kelowna British Columbia

\$544,900

Bright, south-facing 3-bedroom, 2-bath unit in U One -- just a 7-minute walk to UBCO! Available for vacant possession. Brand new Heat Pump July 2025 - \$11,000 cost. Ground-floor convenience meets private outdoor living with a walk-out patio and fenced yard, perfect for pets, studying in the sun, or entertaining friends. Easy-care vinyl plank flooring, an open layout, and large windows bring a modern, airy feel throughout. Includes 2 Parking Stalls - 1 underground and 1 surface parking stall -- ideal for roommates or guests. Whether you're a student, parent, or investor, this location is hard to beat. Quick access to transit, trails, and university life, with strong rental demand year-round. Long-term rentals are allowed. Pet Restrictions: up to 2 cats, alternatively, one dog weighing no more than 40 pounds and one cat or two dogs each weighing no more than 40 pounds or one dog weighing up to 80 pounds. Furniture negotiable. (id:6769)

Other 3'4" x 3'10"

Living room 12'5" x 12'6"

Kitchen 14'5" x 12'

4pc Bathroom 7'4" x 5'1"

3pc Ensuite bath 5'11" x 9'

Bedroom 8'6" x 8'11"

Bedroom 9'2" x 12'

Primary Bedroom 9'3" x 12'1"

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty

<http://www.trishcenci.com/>



Royal LePage Locations West Realty

484 Main Street, Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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.