



# 1347 A Orchard Drive Kelowna British Columbia

\$875,000

Modern half-duplex built in 2022, offering a functional layout and excellent central location. This vacant unit provides immediate possession and flexibility for owner-occupiers or investors. The main floor features the primary bedroom with ensuite, a convenient powder room, laundry, and an open-concept kitchen and living area designed for comfortable everyday living. The lower level includes two additional bedrooms, a full bathroom, and a spacious family room that opens directly to a fully fenced backyard. With no grass, the yard is easy to maintain or offers a blank slate for future landscaping ideas. Ideally located close to the Rail Trail, shopping, downtown, and Bankhead Elementary, this property combines modern construction with convenience and long-term value. (id:6769)

- |                               |                                |
|-------------------------------|--------------------------------|
| Bedroom 13'1" x 10'11"        | 2pc Bathroom 6' x 5'8"         |
| 4pc Bathroom 8'3" x 7'        | 4pc Ensuite bath 7'10" x 7'11" |
| Utility room 7'8" x 14'9"     | Primary Bedroom 11'9" x 11'8"  |
| Recreation room 16'6" x 11'1" | Dining room 14' x 10'6"        |
| Bedroom 16'10" x 9'4"         | Living room 13'11" x 17'       |
| Laundry room 8'5" x 9'5"      | Kitchen 8'7" x 12'6"           |

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.realestatekelownabc.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.