



# 1436 Athans Court Kelowna British Columbia

\$764,900

Perfect starter with suite-ability in the walk-out lower level. Comfortable 4 bed, 3 bath home on a no-thru road centrally located in Glenmore close to golf, transit, parks and shopping! 3 bedrooms on the main, with open plan island kitchen with updated stainless appliances and access to the large sundeck. Lower level has 1 more bedroom and a large den/office, spacious family room and wet bar (super easy to suite). You also have main-floor laundry and laundry down too! Roof is approx 8 years old and hot water tank and heat pump replaced in 2023.. Some windows have been updated and garage door was replaced about 4 year ago. \*\*\*Some photos have been virtally staged\*\*\* (id:6769)

Office 9'11" x 20'1"

Laundry room 8'3" x 7'7"

3pc Bathroom Measurements not available

Bedroom 13'5" x 16'2"

Recreation room 21'9" x 20'6"

4pc Bathroom Measurements not available

Bedroom 10'8" x 10'11"

3pc Ensuite bath Measurements not available

Primary Bedroom 11'6" x 14'2"

Bedroom 9'11" x 11'

Dining room 12'7" x 10'3"

Kitchen 14'11" x 11'4"

Living room 12'7" x 13'11"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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