



# 2247 Westville Way West Kelowna British Columbia

\$969,000

4 bedroom, 3 bath 2681 sq. ft. Walkout Rancher with fabulous views of West Kelowna, Okanagan Lake and the mountains. Quiet cul-de-sac location. Huge deck with lots of entertaining space. Large, fenced & landscaped back yard. Lots of recent updates (mostly 2022/2023) include a completely new exterior, with Hardi Plank siding, a brand new roof, soffits & gutters, brand new garage with lots of light, 10 ft. ceiling & man door. New support posts for deck & back of house, new doors & vinyl windows. Interior updates include new paint, lighting, and extra high quality vinyl plank flooring in kitchen/family room & front entry. Oversize 75 US gallon hot water tank, furnace and air conditioning are all new. Copper plumbing has been completely updated. Beautiful hardwood flooring in living room, dining room and bedrooms. Vaulted ceiling in living and dining room plus great views from primary bedroom, living room and kitchen/eating area. Location is close to shopping, golf, beaches, wineries, biking and hiking, and more. It's also less than 15 minutes to downtown Kelowna. Please note that the wood burning fireplace in the eating area/den is decommissioned. The gas fireplace downstairs is working. (id:6769)

- Laundry room 8'2" x 5'10"
- 3pc Bathroom 7'2" x 5'6"
- Bedroom 13'2" x 8'11"
- Bedroom 14'11" x 13'2"
- Recreation room 33'0" x 14'1"
- Other 23'6" x 11'9"
- Foyer 12'1" x 4'4"
- Full bathroom 7'6" x 7'9"
- Bedroom 11'7" x 11'2"
- Other 5'7" x 4'8"
- 3pc Ensuite bath 8'5" x 5'7"
- Primary Bedroom 13'9" x 11'10"
- Dining room 11'7" x 10'3"
- Kitchen 23'3" x 14'6"
- Living room 19'2" x 13'10"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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**Royal LePage Locations West Realty**

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