



## 2640 Gordon Drive Kelowna British Columbia

\$899,900

This solid and beautifully maintained 3-bedroom, 2-bathroom rancher offers over 1,700 sqft of bright and functional living space plus great storage space! Featuring solid oak hardwood floors and generously-sized rooms throughout. Formal living and dining room with french door to the u-shaped white kitchen (with new stove) and a cozy eat-in nook which flows seamlessly into a sunken family room -- a perfect home for everyday living and entertaining. Side-by-side newer washer and dryer make laundry day a breeze and the primary with large walk-in closet and 3-pce ensuite is set at the back of the house for peaceful nights. Step outside to the expansive, covered deck overlooking the fully-fenced, private and sunny 0.16-acre yard, complete with underground irrigation. Bonus features include a full-height utility room providing an additional 368 sqft of usable space, plus a crawl space for ample storage. The attached double garage and extra parking for 2-3 vehicles make this an ideal home for downsizers, young families, or those seeking a townhouse alternative. A detached shed with 120V power adds even more flexibility. Development potential with MF1 Zoning and central location close to schools including: Raymer and A.S. Matheson Elementary, KLO Middle School and Kelowna Senior Secondary and Okanagan College! Walk to the parks and shops at Guisichan Village, Capri Mall and Sopa amenities. (id:6769)

Storage 8'1" x 9'10"

Utility room 12'4" x 18'7"

4pc Bathroom 8'8" x 8'6"

Bedroom 9'5" x 9'11"

Bedroom 8'9" x 14'3"

3pc Ensuite bath 9'9" x 3'6"

Primary Bedroom 15'5" x 13'7"

Foyer 5'7" x 6'10"

Dining room 10'3" x 15'7"

Living room 15'7" x 16'8"

Family room 19'7" x 12'11"

Kitchen 19'6" x 8'10"

Listing Presented By:



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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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