



## 3086 Shetland Road Kelowna British Columbia

\$959,000

Well-maintained 5 bed, 3 bath two-storey home with legal suite, located in a newer neighbourhood just under 3km from UBCO, with direct #4 bus access. Perfect for families, students, or investors. Built in 2013, with updated flooring throughout in the past 2 years, this home offers a bright and functional layout: 3 bedrooms and 2 bathrooms upstairs, and a separate 2-bedroom, 1-bathroom legal suite on the ground level—all above grade. The upper level features an open-concept kitchen, cozy living room with fireplace, and a large front porch. The fully fenced backyard provides space and privacy for children or pets. Great rental income potential: live upstairs and rent the suite, or rent both levels for an estimated return close to 5%. Strong rental demand near UBCO ensures quality tenants. (id:6769)

Bedroom 10'2" x 8'10"

Primary Bedroom 11'5" x 8'10"

Laundry room 4'0" x 4'0"

Living room 15'0" x 16'0"

Kitchen 6'0" x 9'0"

4pc Bathroom 5'0" x 8'0"

Laundry room 6'0" x 9'0"

Foyer 8'0" x 10'0"

5pc Ensuite bath 8'0" x 9'0"

4pc Bathroom 5'0" x 8'0"

Primary Bedroom 15'8" x 11'0"

Bedroom 10'4" x 10'0"

Bedroom 11'4" x 10'0"

Dining room 10'0" x 11'0"

Kitchen 11'0" x 11'0"

Living room 13'0" x 18'0"

Listing Presented By:



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Oakwyn Realty Ltd.



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