



# 1045 Sutherland Avenue 309 Kelowna British Columbia

\$384,900

TOP-FLOOR, SOUTH-FACING GEM in The Wedgewood - One of Kelowna's Most Sought-After 55+ Communities! This is a rare opportunity to secure one of the most desirable suites in the building--quiet, private, and flooded with sunlight. Enjoy elevated living with soaring vaulted ceilings, an enclosed sunroom bathed in natural light, and serene views overlooking the main courtyard and beautifully maintained gardens. The spacious 2-bedroom, 2-bath floorplan features a large eat-in kitchen, oversized primary bedroom with walk-through closets and 3-pc ensuite, plus a generous second bedroom and full 4-pc main bath. You'll appreciate the functional layout with a proper laundry room, bonus walk-in pantry/storage, and a separate 1st-floor storage locker. Comfort is assured with forced-air heating & cooling, luxury vinyl flooring throughout, and bright, airy living spaces that flow effortlessly into the sunroom for year-round enjoyment. The Wedgewood is celebrated for its strong sense of community, social atmosphere, and unbeatable central location. Amenities include optional in-house dining (3x/week), fitness centre, games lounge, library, guest suite, workshop, community garden, and secure underground parking. Walk to Capri Mall, groceries, medical clinics, restaurants, and transit. This is independent adult living at its finest--don't miss your chance to call this exceptional top-floor suite home! (id:6769)

Utility room 4' x 3'5"

Sunroom 7' x 18'7"

Storage 4'4" x 8'

Primary Bedroom 14'8" x 11'7"

Living room 14' x 14'2"

Kitchen 9'1" x 9'5"

Dining room 9'10" x 14'2"

Bedroom 11'8" x 10'7"

4pc Bathroom 7'6" x 8'4"

3pc Ensuite bath 9'6" x 7'10"

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