



# 331-351 Phipps Crescent Kelowna British Columbia

\$1,500,000

Rare opportunity to own a FULL 2-storey duplex in a quiet, family-friendly pocket of Rutland, built in 1994 and offering excellent rental income with no strata fees. Each side features 3 bedrooms and 2.5 bathrooms across 1534 sq. ft. (total of 3,068 sq. ft. of living space), including spacious main floors with kitchens, living rooms, powder rooms, laundry, and primary bedrooms with ensuite. Upstairs you'll find two large bedrooms and a full bathroom with skylight. Each unit has its own private yard space, separate entry, driveway parking and secured garage space--room for multiple vehicles and even a workshop. Located just a ten-minute bike ride from Ben Lee Park and within walking distance to Rutland Elementary, Rutland Middle School, Rutland Senior Secondary, the Rutland Activity Centre, YMCA, Rutland Arena and local dog park. Steps from public transit, minutes to shopping, and only 15 minutes to UBCO and Kelowna International Airport, 10 minutes to the lake and waterfront parks, and 45 minutes to Big White. Excellent long-term tenants in place paying \$3200/month plus utilities per side, both on month-to-month leases--ideal for investors or an owner-occupier looking to move into one side with proper notice under the RTA. Potential for future stratification (buyer to verify with city). A solid investment in a vibrant and growing neighbourhood--contact your real estate agent today for full details or to book a showing. (id:6769)

Other 10' x 10'

Full bathroom 8'0" x 4'0"

Bedroom 11'0" x 15'0"

Bedroom 11'0" x 12'0"

Full bathroom 8'0" x 4'0"

Bedroom 11'0" x 12'0"

Bedroom 12'0" x 13'0"

Primary Bedroom

Laundry room 7'0" x 9'0"

Living room 13'0" x 17'0"

Kitchen 12'0" x 15'0"

3pc Ensuite bath 5'0" x 6'0"

Primary Bedroom 13'0" x 12'0"

Partial bathroom 5'0" x 6'5"

Laundry room 8'0" x 9'0"

Living room 13'0" x 17'0"

Listing Presented By:



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<https://www.mykelownaagent.com/>



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Full bathroom 11'0" x 14'0"

Kitchen 10'0" x 12'0"