



## 3642 Yorkton Road West Kelowna British Columbia

\$759,000

This pristine 3-bed, 3-bath half-duplex rancher with walkout basement is a meticulously maintained former show home and offers an exceptional living experience on a big corner lot with quiet private outdoor space and beautiful scenery. Professionally landscaped throughout with lush views of Morningside Park in the summer, turning to lake views when the leaves fall. The open-concept design boasts vaulted ceilings, hardwood floors and a cozy gas fireplace, creating a bright and welcoming space perfect for entertaining. Upgraded granite countertops and new induction stovetop complement the maple cabinetry in the kitchen. Main level living is easily achieved with the primary bedroom with ensuite, laundry, kitchen and living room all on the main level. The fully finished walk-out basement includes two large bedrooms, 4 piece bath, and large family room opening to a private covered patio and fully fenced backyard with irrigation and new flowerbed filled with perennial shrubs and flowers. There's even room for a hot tub. Other upgrades include a Kinetico water softener and filtration system, Honeywell security system and keyless entry. Situated in a quiet cul-de-sac, this property offers the best of Glenrosa's peaceful lifestyle while being within walking distance to schools, transit, parks and trails. With no strata fees or restrictions this elegant yet practical home provides terrific value for empty nesters or families alike. (id:6769)

Recreation room 22'0" x 13'8"

Bedroom 11'11" x 11'7"

Storage 35'1" x 13'10"

Bedroom 12'1" x 14'1"

4pc Bathroom 8'3" x 11'9"

Foyer 4'10" x 7'40"

Family room 9'9" x 15'10"

Laundry room 8'8" x 6'0"

4pc Bathroom 7'7" x 6'3"

3pc Ensuite bath 8'2" x 7'0"

Primary Bedroom 11'10" x 14'5"

Kitchen 9'9" x 11'4"

Dining room 11'0" x 8'0"

Living room 12'2" x 17'2"

Listing Presented By:



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Royal LePage Kelowna



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