



## 765 Birch Avenue Kelowna British Columbia

\$879,900

Live across the street from Cameron Park! This updated 3-bedroom, 2-bath home offers over 1,500 square feet of bright, functional living space in one of Kelowna's most walkable and sought-after neighbourhoods. Just steps from the Ethel Street bike lane and a short walk to the Abbott Street corridor, Pandosy/SOPA district, grocery stores, restaurants, daycares, and shopping. Kelowna General Hospital, sports fields, and multiple beach access points are also minutes away. The home sits on a quiet street with easy street parking and rare in-town privacy--an ideal setup for families or professionals looking to be close to it all. Inside, major upgrades have been taken care of, including new windows, flooring, kitchen, appliances, hot water tank (2023) and exterior siding. With everything done, this move-in-ready home delivers comfort, convenience, and an unbeatable location. Walkability is truly 10 out of 10. (id:6769)

3pc Bathroom 11'7" x 14'5"

Bedroom 11'7" x 14'5"

Primary Bedroom 16'1" x 14'4"

Utility room 7'0" x 4'1"

Mud room 7'10" x 8'2"

4pc Bathroom 8'2" x 6'7"

Bedroom 11'7" x 10'10"

Dining room 11'7" x 8'10"

Kitchen 11'10" x 12'2"

Living room 19'3" x 14'3"

Listing Presented By:



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RE/MAX Kelowna

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