



## 873 Melrose Street Kelowna British Columbia

\$1,395,000

Brand New Walkout Rancher with Legal suite! In a Gorgeous new neighbourhood with sweeping views of the valley and majestic mountains beyond. Every detail is attended to, from beautiful custom tile work, to a chic modern colour palette & an excellent use of space. Open concept living & dining areas spill onto a large covered deck, perfect for entertaining. The primary bedroom enjoys a gorgeous view and comes complete with a large walk-in closet, luxury soaker tub, double sinks and a huge glass and ceramic shower. Downstairs find 2 more large bedrooms, a full 5pce. bath, Recreation room, & covered patio. Additionally, a legal 2-bed suite offers versatile options for hosting guests or earning rental income. Oversized double garage with extra wide driveway. Extra insulation and airtightness, Energy Step Code 3 compliant (R24 walls and R60 ceilings) to save on energy costs! Just a 40 min drive to Big White, 2 min drive to Black Mountain Golf course, 20 minutes to downtown & only a 15 min drive to UBCO. 10 year New Home warranty. Virtual tour at [https://youriguide.com/873\\_melrose\\_st\\_kelowna\\_bc/](https://youriguide.com/873_melrose_st_kelowna_bc/) (id:6769)

Laundry room 6' x 4'

Bedroom 13'10" x 11'

5pc Bathroom 11'2" x 5'6"

Bedroom 12'7" x 11'7"

Bedroom 12'7" x 11'7"

Recreation room 27' x 20'

2pc Bathroom 6' x 5'

Laundry room 15' x 6'

Bedroom 10'1" x 10'

5pc Ensuite bath 10' x 9'8"

Primary Bedroom 13' x 12'5"

Dining room 15' x 11'3"

Kitchen 15' x 9'6"

Living room 16'5" x 15'3"

Full bathroom 12'5" x 5'6"

Kitchen 15'10" x 9'

Living room 18'0" x 13'7"

Listing Presented By:



Originally Listed by:  
Macdonald Realty

<http://www.gidden.ca/>



**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.