

# \$739,900 - 610 Academy Way Unit# 118, Kelowna

MLS® #10351088

**\$739,900**

3 Bedroom, 4.00 Bathroom, 1,860 sqft

Single Family

Academy Ridge, Kelowna, British Columbia

MOVE IN NOW! A town home with income potential? YES, we have those. Academy Ridge is a unique development adjacent to the UBCO campus that offers great live/rent/income opportunities. These creative, one of kind designed homes are meant to help out the modern family get into their first home or for investors to maximize returns. How about a one bedroom self contained living space with the addition of two separate entrance boarding units that are perfect to rent out to students. Prices start in the mid \$700's and if you are a first time buyer there is no GST or PTT. That is a savings of over \$50k. These homes are already the best priced New Construction townhomes in the Valley, now they just got better. Besides the value portion of the equation you can't beat the location. Walk to the UBCO campus, 5 min to the airport, shopping is 5 minutes away and the award winning RAIL TRAIL that links to downtown and places north is only 5 minutes away. All homes come with modern fixtures and features such as stainless steel kitchen appliance, full size laundry units, ice cold central A/C, with forced air gas heat, all window coverings and a side-by-side two car garage. Buy and live or buy and rent or buy for your kids while they attend UBCO. At this price, why rent? Open House every Wed and Thurs 12-3PM Unit #115. (id:6289)

Built in 2024



## Essential Information

|                |                   |
|----------------|-------------------|
| Listing #      | 10351088          |
| Price          | \$739,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 4.00              |
| Half Baths     | 1                 |
| Square Footage | 1,860             |
| Year Built     | 2024              |
| Type           | Single Family     |
| Sub-Type       | Strata            |
| Style          | Split level entry |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 610 Academy Way Unit# 118 |
| Subdivision | Academy Ridge             |
| City        | Kelowna                   |
| Province    | British Columbia          |
| Postal Code | V1Y9T1                    |

## Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Golf Nearby, Airport, Park, Recreation, Schools, Shopping, Ski area, Laundry - Coin Op |
| Features       | Central island, One Balcony                                                            |
| Parking Spaces | 2                                                                                      |
| Parking        | Additional Parking, Attached Garage                                                    |
| # of Garages   | 2                                                                                      |
| View           | View (panoramic)                                                                       |

## Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer |
| Heating      | Forced air, See remarks                                              |
| Cooling      | Central air conditioning                                             |
| # of Stories | 3                                                                    |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Stucco     |
| Exterior Features | Landscaped |
| Roof              | Other      |

## Additional Information

Zoning

Unknown

## Listing Details

Listing Office

Coldwell Banker Horizon Realty



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