

# \$959,900 - 4945 South Ridge Drive, Kelowna

MLS® #10367169

**\$959,900**

4 Bedroom, 4.00 Bathroom, 3,198 sqft

Single Family on 0.15 Acres

Upper Mission, Kelowna, British Columbia

Enjoy life in Kelowna's BEST family neighborhood from a prime Upper Mission location! Just steps to 2 Parks, new Mission Village Shopping complex, new Canyon Falls Middle School, 40+ kms of hiking and biking trails, 5 Ponds and 2 Waterfalls, Wineries and beaches within a 3 Minute drive - this area has it all! Beautiful and well maintained 4 Bedroom & 3.5 Bathroom two storey home on fenced lot w/ fully finished basement with 1 Bed Teen / Student / In-law private space (in-law Suite). Furnace, AC, and all Appliances have been updated within the past 5 years! Bright open concept main with tall 16 ft ceiling in entry. Spacious front Living and Dining Rooms are accented by the formal 3-sided gas fireplace. Updated floors flow through to the rear kitchen with granite counters, newer SS appliances, and corner sink that overlooks the private fenced back yard with nice grass space and a large stamped concrete patio. The second LR is sunken and wired for surround sound adjacent the Kitchen. 3 Bedrooms up include a large Primary / Master Bedroom with peek-a-boo lake views, Walk-in Closet, and an Ensuite bathroom. Adaptable floor plan - LR can be opened and potential for Suite. Fully Fenced Yard, Storage Shed and full Irrigation. Extra wide driveway offers Suite and Boat / RV Parking. Gazebo and Hot Tub are negotiable as they are owned by the long term tenant (family). Amazing lake view neighborhood surrounded by \$2M+ Homes. On 17 Bus Route to OKM and H20! (24 hrs notice pls -



tenanted) (id:6289)

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10367169      |
| Price          | \$959,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 3,198         |
| Acres          | 0.15          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4945 South Ridge Drive |
| Subdivision | Upper Mission          |
| City        | Kelowna                |
| Province    | British Columbia       |
| Postal Code | V1W4Y2                 |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Park, Recreation, Schools, Shopping               |
| Utilities      | Electricity, Natural Gas, Telephone, Sewer, Water |
| Features       | Level lot                                         |
| Parking Spaces | 6                                                 |
| Parking        | Additional Parking, Attached Garage               |
| # of Garages   | 2                                                 |
| View           | Mountain view, View (panoramic)                   |

### Interior

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer |
| Heating         | Forced air, See remarks                                              |
| Cooling         | Central air conditioning                                             |
| Fireplace       | Yes                                                                  |
| # of Fireplaces | 1                                                                    |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 3   |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Stone, Stucco                            |
| Exterior Features | Landscaped, Level, Underground sprinkler |
| Roof              | Asphalt shingle                          |

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Kelowna |
|----------------|----------------|



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