

**265 Ranchland Road**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10327023**



**\$798,000**

**3 Bedrooms | 2 Bathrooms | 1,536 Sqft**

OPPORTUNITY IS KNOCKING! First time on market and Priced well UNDER assessed value! Killer family neighbourhood, close to everything and priced to move. 3BR, 2 Full Bath family home with good bones. This quiet and serene property boasts a big, flat and secure fenced yard and is perfect for entertaining, kids and pets! Inside you'll find an open-concept kitchen/family room with peninsula island with access directly to the back patio. Sunrise facing back patio - perfect for morning coffee and a cool place to entertain in the hot summer. Stainless Steel appliances with a gas range too. 4' Crawl space offers loads of extra storage. Added features: Built-in Vac plus water softening system. This property represents great value but needs your ideas to fix it up and make it your own beautiful space. If you've been wanting to get into a safe family neighbourhood at a reasonable price, this is the one for you! Call today to learn more about this great opportunity to live in one of Kelowna's more desirable areas.



**C21 Assurance Realty**  
Phone: (250) 869-0101

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For full listing details, please scan:

