

**1463 Braemar Street**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10362149**



**\$874,900**

**5 Bedrooms | 3 Bathrooms | 2,255 Sqft**

Discover an exceptional opportunity in a PRIME old Glenmore location! This bright & spacious 5-bedroom, 3-bathroom home offers over 2200 square feet of comfortable living space, in a family area, just minutes from downtown, Okanagan Lake, shopping, schools & just steps from bike path, Apple Bowl stadium & bus stops. The main floor features an open-concept layout w/updated kitchen overlooking a generous, fully fenced backyard, perfect for entertaining & gardening. The inviting living room incl. new blinds & a cozy gas fireplace, while the adjacent dining area, w/french doors, leads to a sunroom offering serene mountain views. The main level also hosts three well-proportioned bdrms, incl. the primary bdrm w/modern barn door leading to an updated 2-piece ensuite. Downstairs, the home continues to impress w/newer flooring throughout. A large family room w/gas fireplace provides an ideal space for gatherings. The lower level also incl. a sizable storage/workshop/flex room w/direct access to the carport, a three-piece bathroom, a laundry area & two additional bdrms. Outside, the property boasts fantastic curb appeal w/low maintenance front landscaping & a backyard designed for enjoyment, featuring a nice irrigated green space & a massive new deck & patio area. Parking is ample w/single carport, two additional



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

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Office: (250) 869-0101

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