

# \$329,000 - 575 Sutherland Avenue Unit# 310, Kelowna

MLS® #10364514

**\$329,000**

2 Bedroom, 2.00 Bathroom, 929 sqft

Single Family on 1.00 Acres

The Colonial, Kelowna, British Columbia

Looking for a well-established 55+ community, centrally located near the hospital, transit, and everyday amenities? Welcome to the Colonial- a beautifully maintained complex offering comfort, convenience, and a true sense of community. Enjoy an active and social lifestyle with amenities like a workshop, library/games room, gym w. billiards, & a social room w. kitchen. In warmer months, residents gather for coffee in the lush, landscaped gardens backing onto Mill Creek- an ideal spot to relax and connect with neighbours. This spacious top-floor 2 bed + den unit overlooks a quiet, tree-lined, traffic-calmed stretch of Sutherland Ave. Inside, you'll find numerous updates, including LED pot lighting throughout, Whirlpool kitchen appliances, updated cabinetry, countertops & more! The 2 piece powder room connects to the primary 3 piece ensuite, which includes a spacious glass enclosed shower that offers easy conversion to accommodate handicap access. The two spacious bedrooms have newer windows, and a WiFi thermostat makes controlling the temperature a breeze even when you're away!

Parking is allocated by strata on a first come-serve, first-served basis, at a cost of \$30/mo. As units are sold, available stalls are assigned to the next owner in line. Parking is located in a secure u/g parking garage, complete w. a car washing station & large storage lockers. Don't miss this opportunity to own a top-floor unit in an affordable, updated, and community focused building! (id:6289)



Built in 1986

### Essential Information

Listing #	10364514
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	929
Acres	1.00
Year Built	1986
Type	Single Family
Sub-Type	Strata

### Community Information

Address	575 Sutherland Avenue Unit# 310
Subdivision	The Colonial
City	Kelowna
Province	British Columbia
Postal Code	V1Y8V1

### Amenities

Amenities	Party Room, Storage - Locker
Parking	Other, Underground
Is Waterfront	Yes
Waterfront	Waterfront on creek

### Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Washer & Dryer
Heating	Electric Baseboard heaters
Cooling	Wall unit
# of Stories	1

### Exterior

Exterior	Brick, Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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## Listing Details

Listing Office Engel & Volkers Okanagan



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