

#6 1853 Edgehill Avenue, Kelowna, V1V 1X8

MLS® #: 10038045

Zone: Central Okanagan

Status: Active

Sub-Area: NG - North Glenmore

PID: 017-964-971

Price: \$339,900

ADOM: 6



General Information

Prop Type: **Strata**  
Type Dwell: **Townhouse**  
Style/Story: **Two Storey**  
Year Built: **1993**  
Yr Blt Dsc: **Approximate**  
Grg Opt: **Single**  
Grg Dsc: **Attached**  
Carport: **No**  
Shop: **No**

Layout

Beds: **3**  
Full Baths: **2**  
Half Baths: **1**  
Ttl Baths: **3**

Finished Floor Area

Main: **855**  
Above Main: **790**  
Below Main:  
Basement: **550**  
Total: **2195**

Lot Information

Frontage:  
Depth:  
Irregular: **No**  
Acres: **0.00**  
Wtr Infl:  
View:

Parking

Prk Cov: **1**  
Prk Uncov: **1**  
Add Prk: **No**  
RV Park: **No**

Features

Rentals: **With Restrictions**  
Fireplace: **1, Gas, Conventional**  
Construct: **Frame - Wood**  
Foundation: **Concrete**  
Exterior Fin: **Vinyl**  
Water: **Municipal**  
Pool Type:  
Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**  
Flooring: **Laminate, Partial Carpet, Tile**  
Structures: **Deck**  
Exterior Feat: **Private Yard**  
Interior Feat: **Drywall, Vacuum Built-In**  
Site Infl: **Central Location, Family Oriented, Golf Nearby, Park Nearby, Public Transit Nearby, Schools Nearby**

B&B: **No** Pets: **W/RE**  
Bsmt: **Full/Fully Finished**  
Roof: **Wood Shingle**  
Suites Dsc:  
Heat/Cool: **Central Air**  
Fuel: **Natural Gas**  
Sewage: **Sewer**

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	17X14	L1	Dining Room	11X10	L1	Kitchen	11X11	L1
Master Bedroom	14X12	L2	Bedroom	13X10	L2	Bedroom	11X10	L2
Ensuite - Full		L2	Bathroom - Full		L2	Bathroom - Half		L1
Nook	8X8	L1	Deck	9X7	L2	Rec Room	17X14	B
Den / Office	10X10	B	Storage	10X9	B			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$2,397.75** Tax Yr: **2011**  
Title Held: **Freehold** Terms Sale: Court Sale: **No**  
Trades:  
Legal Dsc: **SL 6, Plan KAS1128, S5, Twn 23, ODYD, Together with interest in common property**

Strata

Complex: **Glenmore Fountain Estates** Laundry: **In Unit** Units in Prj: **32**  
Gated : **No** Approv: **No** By Laws Av: **Yes** Units in Bld: **4**  
Age Restr: **No** Stalls: Rent Allow: **With Restrictions** Str y in Bld: **2**  
Strata Fees: **\$206.13** Type: **LCP - Limited Common Property** Str y in Unt: **2**  
Fee Incl: **Contingency Reserve, Landscaping, Management, Recreational Facilities, Snow Removal, Trash Removal, Water**

Amenities:

Utilities

Cable TV: Power: Phone: Hookup:  
Gas: Sewer: Water:

Remarks

Dtl Loc: **Glenmore / L Union / L Edgehill**

Pub Rmks: **Fantastic family townhome w/ many updates. Close to schools, bus, & shopping, this 3 bed, 3 bath T/H has a fully finished bsmt w/ RI bath & the possibility of another bed. Single car garage, on-site playground & walk to school. Call now.**

Photos

