

# \$799,900 - 710 Bell Road, Rutland

MLS® #10351311

**\$799,900**

6 Bedroom, 3.00 Bathroom, 2,331 sqft

Single Family on 0.35 Acres

Rutland South, Rutland, British Columbia

Spacious 5+ bedroom, 3-bath home offering approx. 2,400 sq ft of living space on a large, flat 0.35-acre lot in a quiet cul-de-sac. The main level features 3 bedrooms, a tastefully updated kitchen, and generously sized living areas. Downstairs includes a 2-bedroom, 1-bath in-law suite with a separate entrance, plus a flex room ideal for guests, a home office, or gym. The expansive lot offers underground irrigation and ample space for a future shop or parking for RVs, boats, and multiple vehicles. This home has seen numerous updates, including a new roof (2019), new furnace fan motor (2019), hot water tank (2024), basement renovation (2023), new septic tank (2020), and new city sewer connection at the property line—already paid for. Currently, the upstairs is tenanted at \$2,480/month plus 60% of utilities. The basement is vacant and was most recently rented at \$1,800/month plus 40% of utilities. Enjoy a peaceful street setting while remaining centrally located near schools, parks, shopping, and restaurants. With future development potential, this property offers both immediate income and long-term upside. Measurements are approximate; please verify if important. (id:6289)

Built in 1968

## Essential Information

Listing # 10351311



Price	\$799,900
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Square Footage	2,331
Acres	0.35
Year Built	1968
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	710 Bell Road
Subdivision	Rutland South
City	Rutland
Province	British Columbia
Postal Code	V1X2Y1

### Amenities

Features	Irregular lot size
Parking Spaces	6
Parking	Additional Parking

### Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2

### Exterior

Exterior	Stucco, Wood siding
Exterior Features	Underground sprinkler
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office

Oakwyn Realty Okanagan



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