

# \$800,000 - 2917 Springfield Road, Kelowna

MLS® #10361354

## \$800,000

5 Bedroom, 3.00 Bathroom, 2,519 sqft

Single Family on 0.20 Acres

Rutland South, Kelowna, British Columbia

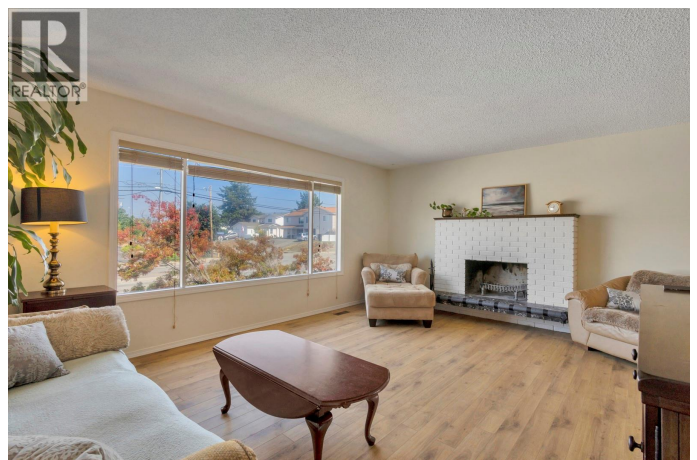
2917 Springfield Rd makes sense for both families and investors! With 5 bedrooms, 3 bathrooms including a 2-bedroom LEGAL SUITE, and 2,519 sq ft of living space, this property offers both lifestyle and income potential. The main level is perfect for families with 3 bedrooms, a spacious living room, and a kitchen with ample cabinetry that flows to a covered patio and into the fully fenced, landscaped backyard—ideal for kids, pets, and entertaining not to mention the incredible variety of fruit trees from cherries, peach plums and more. Investors, take note! Downstairs you’ll find what’s not often available in today’s market: a bright and generously sized 2-bedroom legal suite, vacant and ready to rent at top market rates for immediate cash flow. With peace of mind from bylaw compliance, reliable income, and solid ROI, this is a property that actually makes sense. Outside, enjoy a single garage plus abundant parking for tenants, RVs, or boats. All this in a central location near schools, daycares, shopping, restaurants, Mission Creek Park, transit, and just 10 minutes to the airport. (id:6289)

Built in 1975

## Essential Information

Listing # 10361354

Price \$800,000



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,519         |
| Acres          | 0.20          |
| Year Built     | 1975          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2917 Springfield Road |
| Subdivision | Rutland South         |
| City        | Kelowna               |
| Province    | British Columbia      |
| Postal Code | V1X4N5                |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Features       | Balcony                             |
| Parking Spaces | 5                                   |
| Parking        | Additional Parking, Attached Garage |
| # of Garages   | 1                                   |

### Interior

|              |                                         |
|--------------|-----------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Washer |
| Heating      | Forced air, See remarks                 |
| Cooling      | Central air conditioning                |
| # of Stories | 2                                       |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Vinyl siding    |
| Roof     | Asphalt shingle |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Vantage West Realty Inc. |
|----------------|--------------------------|



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