

# 3561 *Athalmer Road*

## *Property Features*

- Location: Nestled in an idyllic & exceptionally central neighborhood
- Tranquil Setting: Discreetly tucked away from the hustle & bustle
- Spacious Living Area: Inviting living area seamlessly connects to formal dining room
- Large Eat-in Kitchen: Overlooks secondary family room for everyday living & entertaining
- Generously Sized Bedrooms: Four bedrooms offer ample space for customization
- Expansive Primary Bedroom: Features large double doors, walk-in closet & ensuite bathroom
- Private Backyard: Lush and surrounded by mature greenery
- Serene Relaxation: Perfect setting for relaxation or family gatherings
- Convenient Access: Close to schools, beaches & a variety of shopping options
- Harmonious Blend: Comfort, elegance & convenience in one classic family home





RE/MAX Kelowna  
**STONE  
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FOR MORE INFORMATION CALL

250.862.7675

info@stonesisters.com

stonesisters.com



**Year Built:** 1993

**2525 square feet**

**Taxes :** \$4,934.74 2023

**4 Bedrooms 3 Bathrooms**

**Parking:** Attached covered garage + driveway

**Acre:** 0.14

### MAIN LEVEL

Kitchen	13'7 x 11'10
Full Bathroom	
Living Room	15'10 x 12'11
Formal Dining	15'11 x 11'8
Dining Room	8'9 x 11'10
Den / Office	11'0 x 9'0
Laundry	7'3 x 7'9
Family Room	13'9 x 13'10

### LOWER LEVEL

Bedroom	15'0 x 12'0
Full Bathroom	
Primary Bedroom	16'0 x 14'0
Ensuite Full	
Bedroom	11'0 x 10'0
Bedroom	10'3 x 11'4



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

