

# 4524 Walker Road

## *Property Features*

- Location: Situated in the heart of the lower mission.
- Lifestyle: Close proximity to beautiful beaches, renowned schools, parks, and local amenities.
- Tranquil Setting: Nestled on a corner lot in a quiet cul-de-sac surrounded by lush greenery.
- Value: Priced below assessed value, offering an exceptional opportunity for savvy buyers.
- Kitchen: Eat-in kitchen with quartz countertops, perfect for culinary enthusiasts.
- Living Spaces: Living area, dining room, and family room seamlessly connected for relaxation and gatherings.
- Upstairs: Fabulous rec space adding versatility to the floorplan, complementing the three bedrooms.
- Unfinished Basement: Expansive with 6-foot ceilings, ready for personal customization.
- Outdoor Haven: Fully irrigated and landscaped yard for privacy and outdoor enjoyment.
- Serene Backdrop: Lush greenery provides a serene backdrop to everyday living.
- Savvy Buyers: A great opportunity for buyers looking for value.





RE/MAX Kelowna  
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FOR MORE INFORMATION CALL

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**Year Built:** 1992

**2179 square feet**

**Taxes :** \$5,880.17 2023

**3 Bedrooms 2 Bathrooms**

**Parking:** Double Garage + Driveway

**Boat + RV Parking**

**Acres :** 0.23

**MAIN LEVEL**

Full Bathroom

Laundry 6'8 x 4'11

Primary Bedroom 14'5 x 13'7

Ensuite Full

Kitchen 13'4 x 11'9

Living Room 17'3 x 14'11

Dining Room 11'10 x 11'6

Bedroom 10'0 x 9'11

Bedroom 10'0 x 9'10

Family Room 13'7 x 19'7

**UPPER LEVEL**

Rec Room 20'10 x 15'4

**LOWER LEVEL**

Flex Space 22'4 x 13'6



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.

