



2488 IRONRIDGE ROAD, WEST KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



2488 IRONRIDGE ROAD, WEST KELOWNA

Tucked into the desirable Smith Creek neighbourhood, this well-maintained 4 bedroom, 3 bath home offers move-in ready comfort surrounded by nature. Located steps from Wild Horse Park with walking trails and disc golf, and minutes to Shannon Lake, golf, shopping, and amenities.

The main level welcomes you with high ceilings, hardwood floors, and large windows framing mountain views. The open-concept living and dining areas feature a floor-to-ceiling porcelain tile fireplace, creating a warm gathering space. From the dining area, step onto the covered patio to enjoy southwest exposure and scenic views.

The kitchen blends function and style with maple cabinetry, quartz countertops, tile backsplash, peninsula seating for four, and a corner pantry. A coffee bar and direct access to the covered upper deck make it ideal for entertaining or enjoying morning coffee outdoors.

The primary suite offers a walk-in closet with built-ins and a 4-piece ensuite with double vanity. A second bedroom and full bath complete the main level.

Downstairs includes two additional bedrooms and a versatile family room with kitchenette and separate entrance, ideal for guests or extended family.

Outside, enjoy a fully fenced yard with mature cedar hedging, landscaped gardens, a storage shed, RV parking, and multiple outdoor living areas including an upper deck and lower patio. A double garage with heating, cooling, and 225-amp service completes this Smith Creek home.

DETAILS

Address	2488 Ironridge Road, West Kelowna, BC, V4T 2Y4	Bedrooms	4
City	West Kelowna	Bathrooms	3
		Finished Area	2,016 Sq. Ft.

SPECIFICATIONS

Lot Size	0.17 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 46, PLAN KAP76884, DISTRICT LOT 3485, OSOYOOS DIV OF YALE LAND DISTRICT
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Near Park, Paved, Views, Near Golf Course, Near Public Transit		
View	Mountains, Valley		

BUILDING FEATURES

Finished Area	2,016 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2006	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Wood Frame, Vinyl Siding
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Baseboard	Exterior Features	Balcony, Storage
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Vaulted Ceilings		

ROOM SIZES

Main Level

4-Piece Bathroom: 7'7" x 6'3"
Dining Room: 13'5" x 9'11"
4-Piece Ensuite Bath: 7'9" x 8'0"
Living Room: 13'0" x 18'4"
Bedroom: 10'8" x 10'1"
Kitchen: 14'2" x 9'1"
Primary Bedroom: 13'8" x 14'1"

Lower Level

Laundry: 10'4" x 5'8"
3-Piece Bathroom: 8'5" x 5'11"
Bedroom: 12'0" x 13'3"
Bedroom: 10'4" x 9'3"
Kitchen: 13'4" x 7'0"
Family Room: 15'0" x 9'11"













2488 Ironridge Rd, West Kelowna, BC

Main Floor Exterior Area 1222.40 sq ft
Interior Area 1126.93 sq ft



PREPARED: 2026/03/04



While regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2488 Ironridge Rd, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 888.97 sq ft
Interior Area 811.07 sq ft
Excluded Area 481.09 sq ft



PREPARED: 2026/03/04



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EXCEPTIONAL FEATURES

- A well-maintained residence offering comfortable family living in the desirable Smith Creek neighbourhood
- Four bedrooms and three bathrooms designed for flexible living, including a private in-law suite on the lower level
- Thoughtfully designed layout with bright, open living spaces and vaulted ceilings on the main floor
- Large windows throughout the home provide natural light and views of the surrounding mountains
- Rustic hardwood flooring with natural knots adds warmth and durability, ideal for active family living
- A spacious kitchen featuring maple cabinetry, quartz countertops, peninsula seating, and direct access to the outdoor deck
- Upper and lower outdoor living spaces including a covered upper deck and a private lower patio, perfect for relaxing or entertaining
- A fully fenced backyard with mature cedar hedging, grassy areas, landscaping, and a storage shed
- Private lower-level in-law suite with kitchenette and separate exterior entrance, ideal for guests, extended family, or teenagers
- Double garage with heating, air conditioning, 225-amp welding service, and convenient side yard access
- Additional driveway and side yard parking providing space for multiple vehicles
- Situated on a quiet residential street just steps from Wild Horse Park with walking trails and disc golf
- Conveniently located near Shannon Lake, golf courses, shopping, parks, and everyday amenities
- A move-in ready home offering comfortable indoor living, practical outdoor spaces, and a welcoming neighbourhood setting

Inclusions

- LG gas range
- LG dishwasher
- Maytag refrigerator
- LG over-the-range microwave
- Maytag Maxima front-load washer
- Maytag Maxima front load dryer
- Westinghouse electric range
- KitchenAid dishwasher
- Electrolux refrigerator

Mechanical

- Tempstar furnace
- Tempstar A/C
- 125-amp main service panel
- 225 amp welding service amp
- Rheem Performance Platinum hot water tank
- Honeywell thermostats
- Wave Smart thermostats (main level)

MAIN LEVEL

Living

- Hardwood flooring, Vaulted ceiling creating an open and airy living space
- Large windows overlooking the front yard and surrounding mountains
- Gas fireplace with floor-to-ceiling porcelain tile surround creating a modern focal point

Kitchen

- Vaulted ceiling enhancing the open and bright kitchen layout
- Porcelain tile flooring with warm maple cabinetry and white quartz countertops
- Peninsula island with seating for four and large undermount stainless steel sink with commercial-style black faucet
- Tile backsplash with under-cabinet lighting and corner pantry for additional storage
- Appliance package includes LG gas range, LG dishwasher, Maytag refrigerator and LG over-the-range microwave
- Coffee bar area and door providing direct access to the upper deck

Dining

- Open concept dining space adjoining the kitchen and living room
- Hardwood flooring continuing the main living aesthetic
- Large windows bringing in natural light and views of the surrounding mountains
- Ideal layout for everyday meals and casual entertaining

Two Bedrooms

- Primary bedroom features plush carpet flooring, a vaulted ceiling, large windows, a walk-in closet with built-in organization, and a private 4-piece ensuite
- The second bedroom features carpet flooring, window overlooking the backyard, wood blind coverings, and a double door closet

Two Full Bathrooms

- 4-piece ensuite features porcelain tile flooring, a vanity with quartz counter and two vessel sinks, a privacy window with wood blind coverings and a walk-in shower with tile surround
- 4-piece bathroom features porcelain tile flooring, a vanity with quartz counter, and undermount sink, warm honey-toned cabinetry, and a tub and shower combination with tile surround

LOWER LEVEL

Two Bedrooms

- The first bedroom features carpet flooring, a large window with views of the front yard, a flexible space suitable for a home office
- The second bedroom features carpet flooring, two large illuminating windows, and a sliding door closet

Laundry

- Porcelain tile flooring
- Utility sink, upper and lower white shaker-style cabinetry providing storage and workspace
- Window with privacy glass allowing natural light
- Maytag Maxima front-load washer and dryer

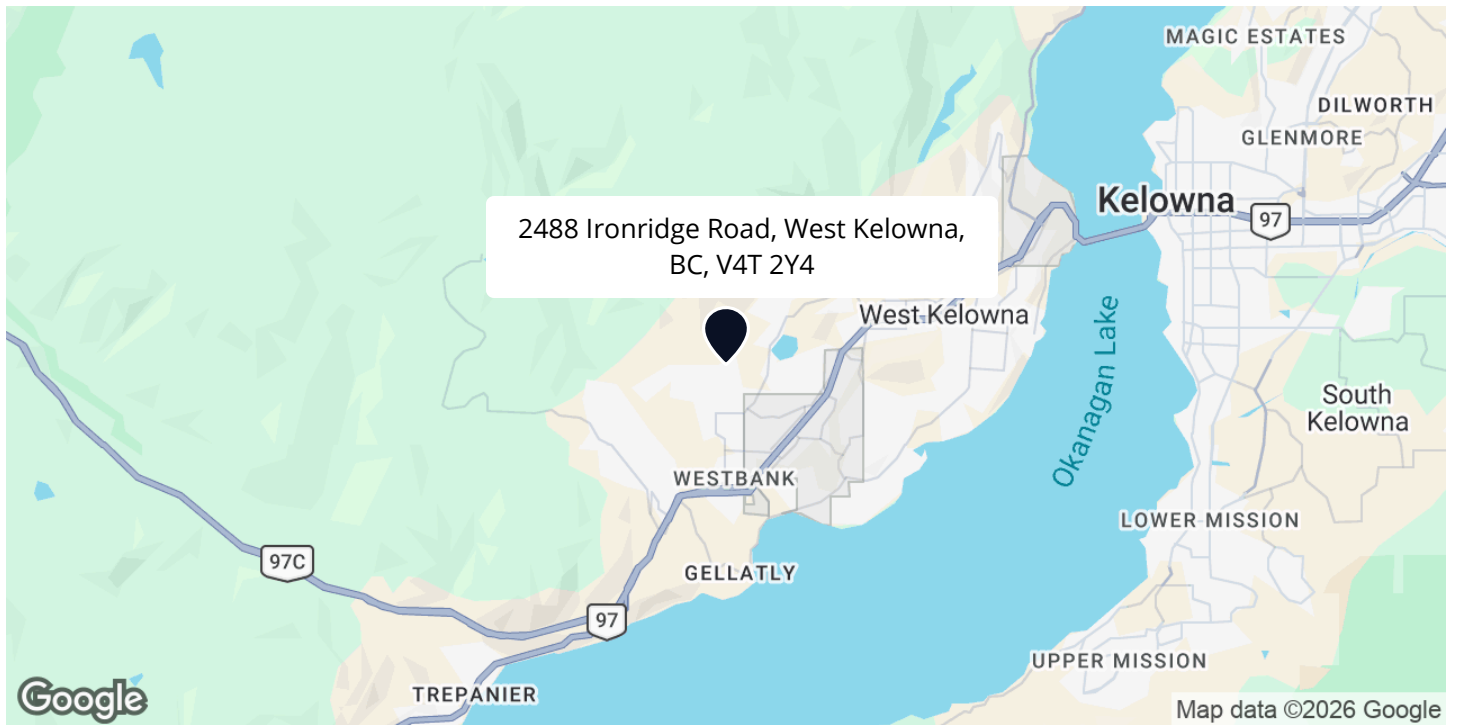
Full Bathroom

- A 3-piece bathroom features a single vanity with drop-in sink, a large wall-mounted mirror, a walk-in shower with tile surround and a window with privacy glass

Family Room/In-law Suite

- Private in-law suite with separate exterior entrance and locking interior access to the main home
- Ideal for extended family, visiting guests, or a comfortable retreat for teenagers seeking their own space
- Bright living area with laminate flooring and a large window overlooking the backyard
- Direct access to the backyard patio, creating a relaxed indoor-outdoor living space
- Functional kitchenette with upper and lower cabinetry for convenient everyday use

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 3 private schools nearby.



PARKS & REC

9 playgrounds, 2 tennis courts and 31 other facilities are within a 20 min walk of this home.



TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 2 min walk away.



Set In A Vibrant Neighbourhood
Conveniently Located

Just a short distance from amenities and offers a family-friendly lifestyle. With nearby trails, dog parks, and green spaces, it's an ideal setting for both outdoor enthusiasts and growing families.

— Sherry Truman

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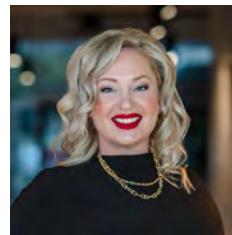
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