



**402-4004 BLUEBIRD ROAD, KELOWNA**

**Presented by**

Sherry Truman

Personal Real Estate Corporation



**JANE HOFFMAN**

REALTY



## 402-4004 BLUEBIRD ROAD, KELOWNA

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Incredible Lower Mission location steps to Okanagan Lake! Welcome to Bluebird Beach, where lakeside living dreams come true. This exceptional beachfront location puts you mere steps from the sandy shores of Okanagan Lake. The beach is practically your backyard!

Walk to charming cafes and restaurants, explore Mission Creek trail, or spend your days enjoying the City-groomed beach. Location, location, location: this is the ultimate lakeside lifestyle. 2 bedroom, 2 bath one-level townhouse with fresh paint throughout and 5 solar tubes that add beautiful natural light.

The bright, open-concept living/dining area features 13' vaulted ceilings, gleaming hardwood floors, and a gas fireplace with stone surround.

Kitchen updated in 2022 with white shaker cabinets, tile backsplash, an island, brand new sink, and stainless appliances (LG range/fridge, Bosch dishwasher). Primary bedroom offers 2 closets with built-ins, ceiling fan, and ensuite with tile feature wall, wall-mounted glass sink, tiled shower with glass door, and solar tube lighting.

Guest bedroom with large closet. Main bath features jet tub and granite vanity. In-suite laundry with LG front-load washer/dryer and storage cabinets. Carrier forced air heat/AC, 100-amp panel, concrete patio with BBQ hookup and privacy fencing. One carport plus exterior storage. Strata fee includes yard maintenance. Rental-friendly (6-month minimum). 1 indoor cat allowed.

## DETAILS

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<b>Address</b>	402-4004 Bluebird Road, Kelowna, BC, V1W 1X6	<b>Bedrooms</b>	2
<b>City</b>	Kelowna	<b>Bathrooms</b>	2
		<b>Finished Area</b>	1,305 Sq. Ft.

## SPECIFICATIONS

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<b>Water</b>	Municipal	<b>Zoning</b>	RM3
<b>Sewer</b>	Connected	<b>Legal Description</b>	STRATA LOT 19 SECTION 1 TOWNSHIP 25 OSOYOOS DIVISION YALE DISTRICTSTRATA PLAN K692 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWNON FORM 1
<b>Features</b>	Central Business District, Near Park, Waterfront, Near Public Transit, Dead End	<b>Ownership</b>	Freehold, Strata
<b>Waterfront</b>	Lake, Waterfront, Lake Privileges		

## BUILDING FEATURES

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<b>Finished Area</b>	1,305 Sq. Ft.	<b>Fireplace</b>	1 Fireplace (Gas)
<b>Year Built</b>	1989	<b>Parking</b>	1 Garage Space None Strata Parking Type:Part of Strata/Assoc Lot
<b>Storeys</b>	1	<b>Construction</b>	Wood Frame, Vinyl Siding
<b>A/C</b>	Central Air	<b>Foundation</b>	Concrete Perimeter
<b>Heating</b>	Forced Air, Natural Gas	<b>Exterior Features</b>	Private Entry, Breezeway
<b>Interior Features</b>	Kitchen Island, High Ceilings		
<b>Monthly Fees</b>	\$611.73		

## ROOM SIZES

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### Main Level

Primary Bedroom: 11'4" x 14'0"  
Living Room: 17'8" x 16'4"  
Laundry: 11'4" x 5'8"  
Kitchen: 11'4" x 14'8"  
Dining Room: 15'8" x 7'7"  
Bedroom: 10'6" x 13'11"  
3-Piece Ensuite Bath: 9'1" x 4'11"  
3-Piece Bathroom: 5'11" x 8'6"







# 402-4004 Bluebird Rd, Kelowna, BC

Main Floor Exterior Area 121.23 m<sup>2</sup>  
Interior Area 112.61 m<sup>2</sup>



PREPARED: 2026/05/09



White 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.



## EXCEPTIONAL FEATURES

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- 2 bedroom, 2 bathroom townhome offering approximately 1,305 sq. ft. of comfortable one level living
- Located in a prime Lower Mission location just steps from the Okanagan Lake and sandy beach
- Walk to coffee shops, restaurants, Mission Creek Greenway and everyday amenities
- Ideal option for first-time buyers, downsizers, or lock-and-go living
- Freshly painted interior with updated kitchen cabinetry, tile work and appliances
- Bright floorplan with multiple new solar tubes bringing additional natural light into the home
- Private outdoor patio area with concrete surface, BBQ hookup, and privacy side fencing
- Includes one covered carport parking stall with an additional exterior storage room
- Rentable property with a minimum 6-month rental term permitted, and additional parking available through wait list system
- Excellent opportunity to own a well-maintained home in one of Kelowna's most desirable lakefront neighbourhoods, combining comfortable one-level living, beach access and everyday convenience in a highly sought-after location

### Inclusions

- LG electric range
- LG refrigerator
- Bosch dishwasher
- Stainless steel hood fan
- LG front-load washer
- LG front-load dryer

### Mechanical

- Carrier furnace
- Carrier air conditioning
- 100-amp electrical service
- AO Smith hot water tank
- Honeywell thermostat

## **MAIN LEVEL**

### **Kitchen**

- Updated kitchen features hardwood flooring, white slim shaker style cabinetry with soft-close feature, updated tile backsplash, and island with built-in storage
- Large picture window overlooks the backyard area and brings in natural light
- Built-in desk area provides practical workspace or additional storage
- Includes LG electric range, LG refrigerator, Bosch dishwasher, and stainless-steel hood fan

### **Dining Room**

- Dining area features hardwood flooring, chandelier lighting, and open-concept connection to the kitchen and living room
- 13-foot vaulted ceiling adds openness and natural light to the space

### **Living Room**

- Spacious living room features hardwood flooring, vaulted ceiling, and large southeast-facing windows with peek-a-boo lake views
- Gas fireplace with stone surround and wood mantel creates a comfortable focal point
- Open layout connects easily to the dining area and outdoor patio space

### **Two Bedrooms**

- The primary bedroom features hardwood flooring, two closets with built-in organizers, northwest-facing window, ceiling fan, and private ensuite bathroom
- The second bedroom features hardwood flooring, large closet with built-in storage, and window overlooking the front yard

### **Two Bathrooms**

- 3-piece primary ensuite features tile flooring, tile feature wall, wall-mounted glass sink, upper storage cabinetry, solar tube lighting, and a floor to ceiling, tiled shower with glass door
- 3-piece bathroom features slate tile flooring, white shaker-style cabinets with soft-close hardware, a granite countertop with undermount sink, and jetted tub with tile surround

### **Laundry**

- Laundry area features tile flooring, LG front-load washer and dryer, and upper storage cabinetry

## LOCATION

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*Experience Rancher-Style  
Townhome Living*

In Kelowna's Sought After Lower  
Mission

You will be close enough to hear the waves and feel the lake breeze, this location offers the perfect blend of relaxation, convenience, and the Okanagan lifestyle.

— Sherry Truman

Follow Jane Hoffman Realty



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