



211-3051 ABBOTT STREET, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



211-3051 ABBOTT STREET, KELOWNA

In Kelowna South, life at Alma unfolds just steps from the lake. Directly across from Pandosy Waterfront Park and moments from the Kelowna Paddle Centre, this 3-bedroom, 2-bathroom residence places morning walks by the water, afternoons at the beach and evenings in Pandosy Village close to home.

Cafés, restaurants, groceries, shops and services are all within walking distance, making this an exceptional choice for lock-and-leave living, a first home or a family.

Lake, park and mountain views provide a beautiful backdrop, while a 1035 square foot wraparound patio creates an exceptional outdoor extension with space to dine, lounge and take in the surroundings. Inside, oversized windows frame the open living and dining areas.

The kitchen features quartz surfaces, stainless steel appliances, and a waterfall-edge island with seating. The primary suite includes a walk-in closet and ensuite, with two additional bedrooms positioned opposite for privacy.

Residents enjoy a landscaped amenity terrace with outdoor kitchen and dining areas, fire pits, fitness studio, community gardens, bike facilities and pet wash.

Photos are from a different unit with the same floor plan and do not depict the actual unit. Finishes, features, condition and dimensions may vary. GST applicable.

DETAILS

Address	211-3051 Abbott Street, Kelowna, BC, V1Y 0P1	Bedrooms	3
City	Kelowna	Bathrooms	2
		Finished Area	1,105 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	UC5
Sewer	Connected	Legal Description	STRATA LOT 18 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS11248 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Central Business District, Easy Access, Landscaped, Near Park, Paved, Views, Near Public Transit	Ownership	Freehold, Strata
View	Lake, Mountains, Water, Valley		
Waterfront	Waterfront, Across the road water frontage		

BUILDING FEATURES

Finished Area	1,105 Sq. Ft.	Parking	1 Garage Space On Site, Parkade Strata Parking Type:CP - Developer Sublease
Year Built	2025	Construction	Wood Frame, Brick, Mixed
Storeys	1	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony
Heating	Forced Air, Other		
Interior Features	Kitchen Island, Pantry		
Monthly Fees	\$575.07		

ROOM SIZES

- Main Level**
Bedroom: 11'6" x 9'5"
Dining Room: 7'11" x 11'9"
Living Room: 10'4" x 11'9"
Kitchen: 12'0" x 8'11"
4-Piece Ensuite Bath: 8'3" x 7'10"
3-Piece Bathroom: 4'11" x 7'10"
Primary Bedroom: 10'6" x 11'4"
Bedroom: 10'1" x 9'6"







211-3051 Abbott St, Kelowna, BC

Main Floor Exterior Area 1134.10 sq ft
Interior Area 1039.31 sq ft



0 4 8 ft

PREPARED: 2026/09/01



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

- Contemporary 3-bedroom, 2-bathroom corner residence at Alma offering 1,039 sq ft of interior living space and an exceptional 1,035 sq ft wraparound patio
- Southwest exposure and oversized windows fill the home with natural light while framing lake, park and mountain views
- 9-foot ceilings and a neutral contemporary palette create a bright, streamlined interior
- Exceptional outdoor living with covered and open-air areas for dining, lounging and entertaining, extending the home's living space outdoors
- Multiple interior spaces open directly to the patio, strengthening the connection between the residence and its outdoor setting
- Direct patio access to Alma's landscaped amenity terrace, with outdoor kitchen and dining areas, fire pits and community gardens
- Resident amenities also include a fitness studio with cardio and strength-training equipment and free weights, bike facilities and pet wash
- Ideally positioned in Kelowna South directly across from Pandosy Waterfront Park and moments from the Kelowna Paddle Centre
- Beaches, cafés, restaurants, groceries, shops and everyday services are within walking distance, with the shops and dining of Pandosy Village close to home
- Well suited to a convenient lock-and-leave lifestyle with Okanagan Lake and an array of neighbourhood amenities just outside the door

Inclusions

- KitchenAid gas range
- KitchenAid refrigerator
- KitchenAid dishwasher
- Panasonic microwave
- Samsung washer
- Samsung dryer

Mechanical

- Mitsubishi Electric heating & cooling system
- Central A/C
- Mitsubishi Electric thermostat
- 100-amp service panel

ONE LEVEL LIVING

Kitchen

- Open-concept kitchen finished with light woodgrain veneer cabinetry and crisp white quartz surfaces
- Full-height pantry wall incorporates pullout drawers for organized storage
- White quartz waterfall edge island provides seating for three and additional workspace
- Undermount stainless steel sink paired with polished chrome Moen faucet
- Fully tiled backsplash creates a clean backdrop for the stainless-steel KitchenAid gas range and hood vent
- Open layout maintains a natural connection to the dining and living areas, with views extending through large windows and patio doors

Living Room

- Open living and dining area framed by large windows capturing southwest light, lake and mountain views
- Sliding glass doors extend the living space directly onto the wraparound patio
- Continuous laminate flooring and a neutral palette reinforce the bright, contemporary aesthetic

Three Bedrooms

- The primary bedroom features carpet flooring, a large south-facing window, a walk-through closet and private 4-piece ensuite
- The second bedroom features carpet flooring, a generous closet, lake and mountain views, sliding glass doors with direct access to a covered patio
- The third bedroom features carpet flooring, built-in closet hanging space and a large window capturing lake and mountain views

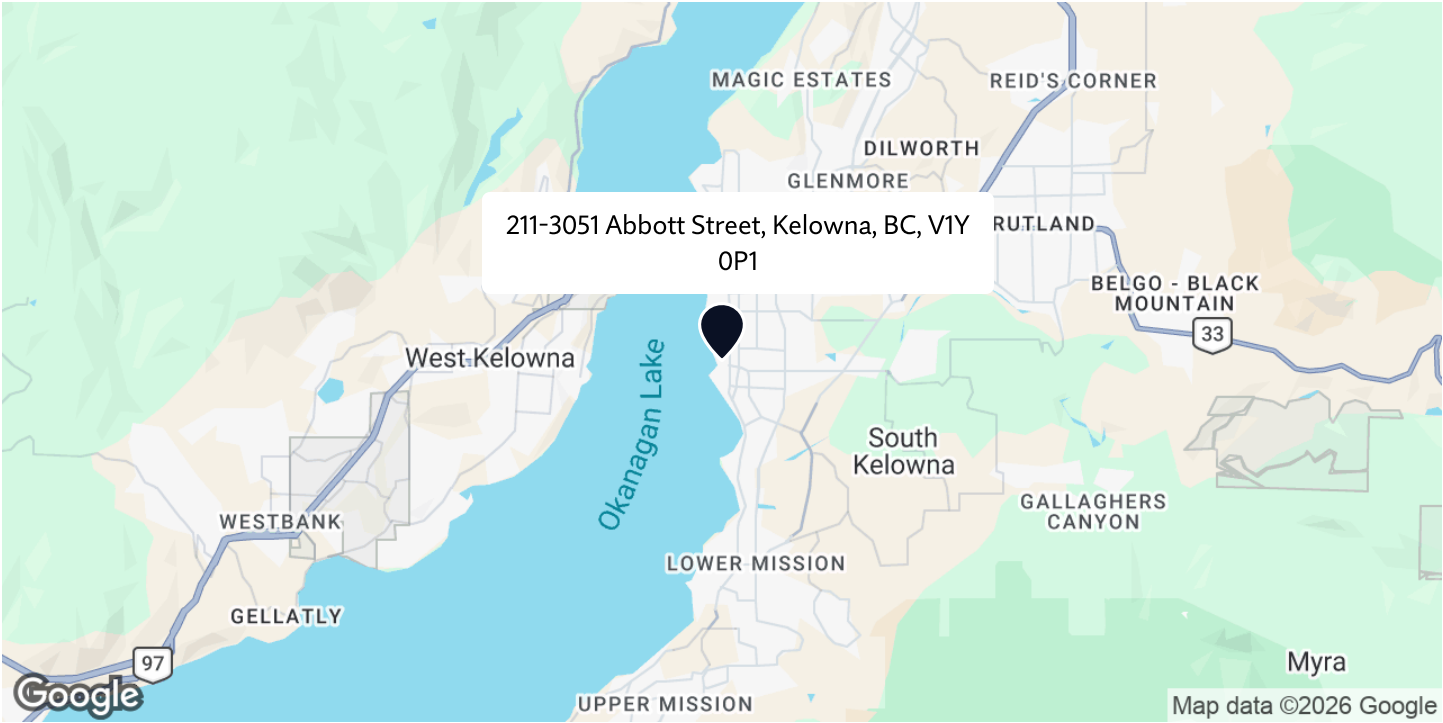
Two Bathrooms

- 4-piece primary ensuite features woodgrain veneer cabinetry, a white quartz countertop, two undermount sinks, an illuminated wall-mounted vanity mirror and a fully tiled walk-in shower with two shower heads
- 4-piece main bathroom features tile flooring, woodgrain veneer vanity, white quartz counter, undermount sink, full-height tiled feature wall and tub/shower combination with two shower heads and glass enclosure

Laundry

- Laundry closet with sensor lighting and a Samsung front-load washer and dryer
- Cabinetry with white quartz counter provides a convenient folding surface, complemented by an upper storage shelf and hanging bar

LOCATION





Exceptional Outdoor Living In the Heart of Pandosy

Set within the sought-after Alma community, this beautifully designed residence offers an uncommon amount of private outdoor space. Its expansive decks, thoughtful interior and beautiful views create a natural extension of the home, while the location places Okanagan Lake and Pandosy Village just steps away. A wonderful opportunity to enjoy the Okanagan lifestyle.

— Jane Hoffman

Follow Jane Hoffman Realty



PRESENTED BY

JANE HOFFMAN

Personal Real Estate Corporation

250-862-7800

jane@janehoffman.com



CO-LISTED BY

ISAAC TIEN

Real Estate Professional

250-826-4579

isaac@janehoffman.com



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com