



515-3051 ABBOTT STREET, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



515-3051 ABBOTT STREET, KELOWNA

In Kelowna South, Alma puts Okanagan Lake and the best of Pandosy Village within a short walk from home. Directly across from Pandosy Waterfront Park and close to the Kelowna Paddle Centre, this 2-bedroom plus den, 2-bathroom residence is surrounded by places to swim, paddle, walk, dine and shop. Cafés, restaurants, groceries and services are nearby, creating an appealing setting for lock-and-leave living or those looking to rightsize without giving up the pleasures of the neighbourhood.

Lake and mountain views enhance an expansive 515 square foot patio overlooking the landscaped amenity terrace, with generous room for outdoor dining and entertaining. Inside, the open living and dining areas are filled with natural light.

The kitchen features quartz surfaces, stainless steel appliances, streamlined cabinetry, and a large island with seating. The primary suite includes a walk-in closet and 4-piece ensuite, while the second bedroom sits opposite for privacy. A dedicated den provides a polished and flexible space.

Residents enjoy an 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	515-3051 Abbott Street, Kelowna, BC, V1Y 0P1	Bedrooms	2
City	Kelowna	Bathrooms	2
		Finished Area	1,025 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	UC5
Sewer	Connected	Legal Description	STRATA LOT 72 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	1,025 Sq. Ft.	Parking	1 Garage Space On Site, Secured, 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	Double Vanity, Den		
Monthly Fees	\$530.4		

ROOM SIZES

- Main Level**
4-Piece Ensuite Bath: 11'9" x 5'0"
Den: 9'7" x 5'0"
Dining Room: 13'9" x 7'10"
Living Room: 14'3" x 13'9"
Kitchen: 9'5" x 10'11"
3-Piece Bathroom: 5'0" x 7'9"
Bedroom: 10'3" x 10'1"
Primary Bedroom: 11'7" x 10'5"



Enhanced Twilight

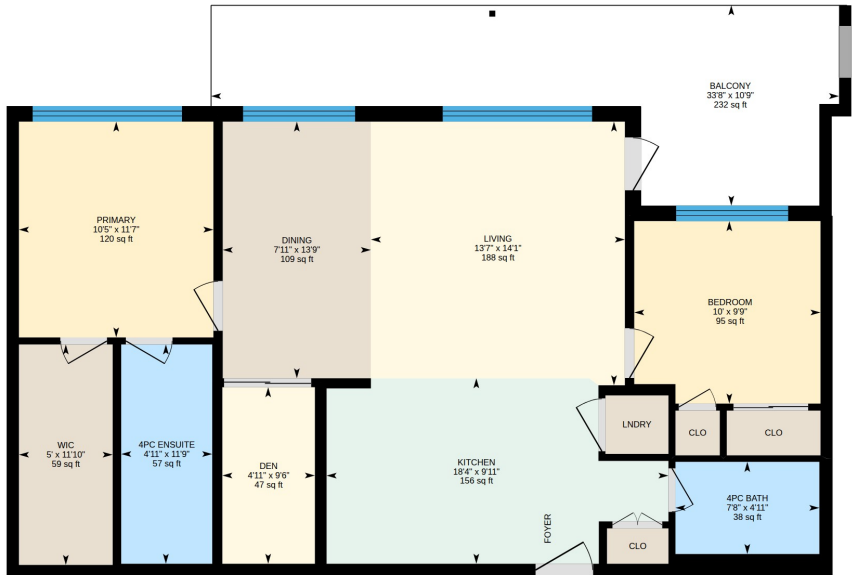






515-3051 Abbott St, Kelowna, BC

Main Floor Exterior Area 1046.34 sq ft
Interior Area 957.13 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 2-bedroom, 2-bathroom residence with versatile bonus room and 957 sq. ft. of interior living space
- South-facing fifth-floor position captures abundant natural light and elevated lake, city and mountain views
- 9-foot ceilings, custom window coverings and a neutral contemporary palette complement the bright, open interior
- Covered 323 sq. ft. balcony extends the living space outdoors with lake, city and mountain views
- Durable deck surface, glass railings, recessed lighting and gas hookup make the balcony well suited to outdoor dining and lounging
- Residents enjoy Alma's landscaped amenity terrace with outdoor kitchen and dining areas, fire pits and community gardens
- Additional amenities 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 neighbourhood amenities just outside the door

Inclusions

- KitchenAid gas range
- KitchenAid refrigerator
- KitchenAid dishwasher
- Panasonic microwave
- Samsung front-load stacking washer and dryer

Mechanical

- Mitsubishi Electric heating and cooling system
- Central air conditioning
- Mitsubishi Electric thermostat
- 100-amp electrical service

ONE LEVEL LIVING

Kitchen

- Open-concept kitchen finished with light woodgrain veneer cabinetry, white quartz surfaces and recessed lighting
- White quartz waterfall island provides seating for two 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
- Kitchen opens directly to the living and dining areas for an easy flow through the main living space

Living /Dining

- Open living and dining areas are framed by large south-facing windows showcasing lake, city and mountain views
- Door provides direct access to the covered balcony, extending the living space outdoors
- Continuous laminate flooring and a neutral palette reinforce the home's clean contemporary aesthetic

Bonus Room

- Flexible bonus room with frosted glass door provides valuable additional space for a home office or expanded pantry and household storage

Two Bedrooms

- The primary bedroom features carpet flooring, a large window, custom window covering, a spacious walk-in closet with built-in hanging system and private 4-piece ensuite
- The second bedroom features carpet flooring, a closet with built-in closet space and a large window capturing city, lake and mountain views

Two Bathrooms

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

Laundry

- Laundry closet with Samsung front-load stacking washer and dryer

LOCATION





Contemporary Living at Alma

Enjoy Scenic Okanagan Views

This sophisticated two-bedroom plus den residence combines thoughtful design with an elevated outlook toward Okanagan Lake and the surrounding mountains. A refined interior, generous living spaces and a versatile den create a home that is both elegant and exceptionally livable. Ideally positioned in the heart of Pandosy, steps from the lake and waterfront park.

— 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