

601-3051 ABBOTT STREET, KELOWNA

Presented by

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Personal Real Estate Corporation

JANE HOFFMAN

REALTY



601-3051 ABBOTT STREET, KELOWNA

Set in Kelowna South, this 2-bedroom plus den residence at Alma places the lake, parks and Pandosy Village within walking distance. Pandosy Waterfront Park is directly across the street, the Kelowna Paddle Centre is nearby, and cafés, restaurants, groceries, shops and services are all close to home.

It is a location that lends itself beautifully to lock-and-leave living or rightsizing, with Okanagan Lake woven into the rhythm of the neighbourhood.

A private balcony captures partial lake and mountain views, creating an inviting place to enjoy the surroundings. Inside, natural light fills the open living and dining areas.

The contemporary kitchen features quartz surfaces, stainless steel appliances, generous cabinetry and a large island with seating. The primary suite includes a walk-in closet and 4-piece ensuite, while the second bedroom and den offer flexibility for guests or a home office.

Residents enjoy a landscaped amenity terrace with outdoor kitchen and dining areas, fire pits, fitness studio, community gardens, bike facilities and pet wash. Photos and iGuide 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	601-3051 Abbott Street, Kelowna, BC, V1Y 0P1
City	Kelowna
Bedrooms	2
Bathrooms	2
Finished Area	1,035 Sq. Ft.

SPECIFICATIONS

Water	Municipal
Sewer	Connected
Features	Central Business District, Landscaped, Near Park, Views, Near Public Transit
View	Mountains, Water, Valley
Waterfront	Waterfront, Across the road water frontage
Zoning	UC5
Legal Description	STRATA LOT 75 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
Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,035 Sq. Ft.
Year Built	2025
Storeys	1
A/C	Central Air
Heating	Forced Air
Interior Features	Kitchen Island, Den
Monthly Fees	$535.98
Parking	1 Garage Space On Site, Secured, Parkade Strata Parking Type:CP - Developer Sublease
Construction	Wood Frame, Brick, Mixed
Foundation	Concrete Perimeter
Exterior Features	Balcony

ROOM SIZES

Main Level
Den: 6'2" x 5'8"
Primary Bedroom: 11'7" x 11'2"
Living Room: 9'5" x 15'1"
Kitchen: 8'3" x 16'9"
Dining Room: 11'7" x 12'0"
4-Piece Ensuite Bath: 11'10" x 4'11"
3-Piece Bathroom: 5'0" x 12'7"
Bedroom: 10'11" x 10'11"
















SAMSUNG





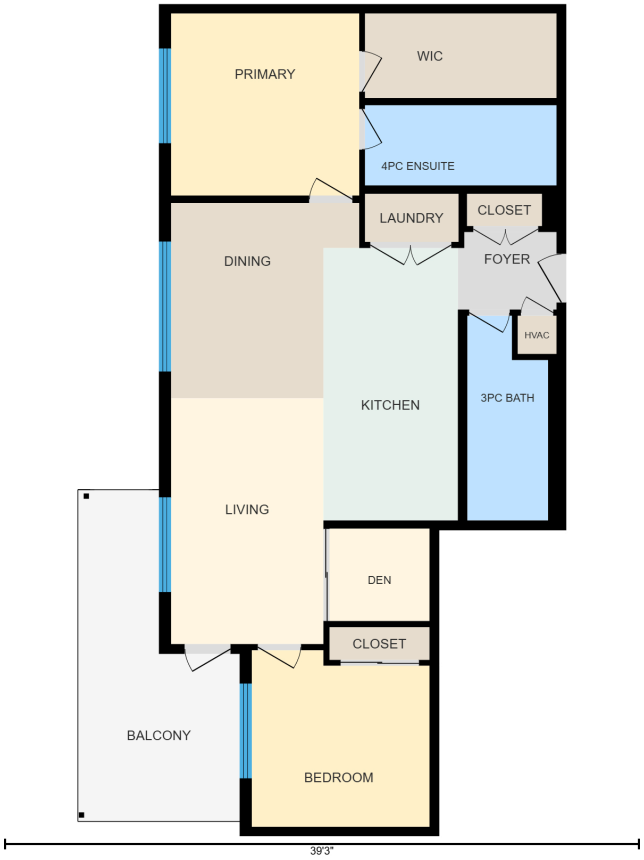











PRIMARY
WIC
4PC ENSUITE
LAUNDRY
CLOSET
DINING
FOYER
HVAC
KITCHEN
3PC BATH
LIVING
DEN
CLOSET
BALCONY
BEDROOM
39'3"



EXCEPTIONAL FEATURES

- Contemporary 2-bedroom, 2-bathroom residence with versatile bonus room and 981 sq. ft. of interior living space
- Sixth-floor position captures elevated lake, city, bridge and mountain views from the main living areas, second bedroom and outdoor space
- 9-foot ceilings, custom window coverings and a neutral contemporary palette complement the bright, open interior
- Covered balcony extends the living space outdoors with glass railings framing the surrounding views
- Durable deck surface, recessed lighting and gas hookup create a comfortable setting for 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 washer
- Samsung front-load dryer

Mechanical

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

ONE LEVEL LIVING

Kitchen

- Kitchen
- Open-concept kitchen finished with light woodgrain veneer cabinetry, white quartz surfaces and recessed lighting
- White quartz waterfall edge island provides seating for two and additional workspace
- Undermount stainless steel sink with polished chrome Moen faucet is positioned along the perimeter counter
- Fully tiled backsplash creates a clean backdrop for the stainless-steel KitchenAid gas range and hood vent
- Open layout maintains a natural connection with the living and dining areas

Living/Dining

- Open living and dining areas are framed by large windows capturing elevated city, lake 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 provides valuable additional space for a home office, expanded pantry or household storage

Two Bedrooms

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

Two Bathrooms

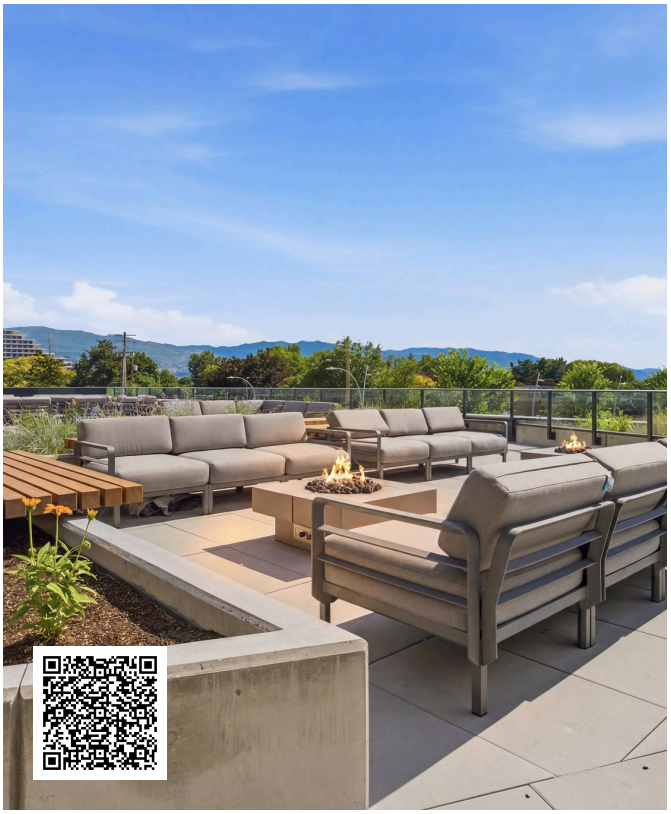
- 4-piece primary ensuite features woodgrain veneer cabinetry, double vanity with quartz counter and two undermount sinks, illuminated wall-mounted vanity mirror and fully tiled walk-in shower with two showerheads
- 3-piece main bathroom features tile flooring, generous woodgrain veneer vanity with quartz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

Laundry

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

LOCATION


601-3051 Abbott Street, Kelowna, BC, V1Y 0P1
MAGIC ESTATES
REID'S CORNER
DILWORTH
GLENMORE
RUTLAND
BELGO - BLACK MOUNTAIN
33
West Kelowna
Okanagan Lake
South Kelowna
GALLAGHERS CANYON
WESTBANK
LOWER MISSION
GELLATLY
97
Myra
UPPER MISSION
Google
Map data ©2026 Google



Exceptional Opportunity at Alma

To Experience Modern Okanagan Living

In one of Kelowna's most desirable neighbourhoods. With the waterfront just steps away, beautiful lake and mountain views, and the vibrant amenities of Pandosy Village at your doorstep, this is a property that offers a rare balance of sophistication, convenience, and lifestyle. A truly special place to call home.

— Jane Hoffman

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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.

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