

\$949,000 - 1163 Menu Road, West Kelowna

MLS® #10357172

\$949,000

3 Bedroom, 3.00 Bathroom, 1,982 sqft

Single Family on 0.41 Acres

Lakeview Heights, West Kelowna, British Columbia

ENJOY BREATHTAKING PANORAMIC LAKE VIEWS! Welcome to 1163 Menu Road, ideally situated on an expansive 0.41-acre lot in the highly sought-after Lakeview Heights community of West Kelowna. This charming 3-bedroom, 3-bath rancher offers 1,982 sq. ft. of finished living space, plus 581 sq. ft. of unfinished walkout basement—perfect for a future bedroom, media room, or extra storage. Thoughtfully maintained, this home features key updates including a 5-year-old roof, hot water tank (2021), fresh interior paint (2024), and exterior paint (2025). Modern appliances include a washer and dryer (2020), dishwasher (2022), and fridge (2020). The furnace motor and circuit board were replaced in 2022, and the A/C was serviced the same year. Take in the stunning lake views from multiple vantage points—including your 27'™ wide covered deck or the spacious living and dining room, featuring floor-to-ceiling windows that flood the space with natural light and frame the spectacular Okanagan landscape. The spacious backyard offers endless possibilities for gardening, play, or relaxation, with the added bonus of mature Concord grapevines—perfect for snacking, preserving, or winemaking. Located just minutes from world-class wineries, beaches, parks, and amenities, this is a rare opportunity to enjoy the best of Okanagan living in one of West Kelowna's™ most picturesque and desirable settings. Call today to book your private



showing! (id:6289)

Built in 1975

Essential Information

Listing #	10357172
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,982
Acres	0.41
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	1163 Menu Road
Subdivision	Lakeview Heights
City	West Kelowna
Province	British Columbia
Postal Code	V1Z2J6

Amenities

Parking Spaces	6
Parking	Additional Parking, Carport
# of Garages	1
View	Lake view, View of water, View (panoramic)

Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	2

Exterior

Exterior	Stone, Stucco, Wood siding
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	Century 21 Assurance Realty Ltd
----------------	---------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 8:46pm PDT