



1738 Smithson Drive Kelowna British Columbia

\$675,000

This home will be Sold by AUCTION on April 7th-9th. Whether you are a savvy investor looking for your next flip or an experienced developer who is looking for your next project, this one will get you excited! Located in one of Kelowna's more sought-after family friendly neighbourhoods - Glenmore, adds immediate value due to being in a great school catchment and close to all the things that make Kelowna such a desirable place to live. With a 2026 Assessed Value of \$815,000, this property is already priced to go. Zoned to allow for up to 4 units on the property and set on a .21 acre, slightly sloped lot allows for developers to get creative with their plans. Or perhaps you really love the existing homes retro-feel and are looking to get a bargain when considering that comparably sized homes in this neighbourhood tend to sell in the \$800,000 range and above. This is a court ordered sale and the property is being sold "As is, Where is". For information on how to register for the auction visit Team Auctions website at: (id:6769)

- Laundry room 11'2" x 10'7"
- 3pc Bathroom 5'8" x 7'1"
- Bedroom 12'6" x 12'11"
- Bedroom 12'8" x 11'4"
- Den 12'6" x 9'3"
- Recreation room 26'2" x 15'2"
- Other 10'1" x 11'2"
- 2pc Bathroom '0" x '0"

- 4pc Bathroom 9'11" x 8'9"
- Bedroom 11'5" x 8'11"
- Bedroom '0" x '0"
- Primary Bedroom 11'5" x 14'0"
- Living room 19'3" x 12'11"
- Dining room 11'0" x 10'2"
- Kitchen 12'6" x 12'1"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.