



# 1738 Smithson Drive Kelowna British Columbia

\$698,000

Set in one of Glenmore's most centrally located neighbourhoods, this property presents a rare opportunity for buyers with vision and the right credentials. Offered strictly "as is, where is," the value here lies in the land, the location, and what comes next. Zoned MF1 with potential for up to 6 units, the lot is well suited for a duplex, 4-plex, or custom infill build or take advantage of the City of Kelowna's pre-approved fast-track plans to streamline your start. Surrounded by schools, parks, shopping, restaurants, transit, and quick access to downtown, this is the kind of central address developers and investors actively seek out. The existing 5-bedroom home has lived a full life and comes with foundation issues this is a project for an experienced renovator, developer, or builder, not a first-time buyer. A separate lower-level entrance adds suite potential for those who pursue a full renovation path. The flat lot, mature trees, and established setting give any future build an immediate sense of place. Whether your vision is a modern multi-unit project, extensive renovation or a long-term land hold in a high-demand neighbourhood, the upside here is clear. This is an opportunity for the buyer who knows exactly what they're looking at and what it can become. (id:6769)

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|-------------------------------|-------------------------------|
| Family room 15'2" x 10'8"     | 4pc Bathroom 9'11" x 8'9"     |
| 3pc Bathroom 5'9" x 7'0"      | Bedroom 11'5" x 14'0"         |
| Bedroom 11'2" x 13'7"         | Bedroom 8'11" x 11'4"         |
| Bedroom 12'1" x 12'5"         | Primary Bedroom 10'7" x 13'5" |
| Den 13'0" x 9'0"              | Living room 19'8" x 12'11"    |
| Recreation room 10'2" x 15'8" | Dining room 11'0" x 10'3"     |
| 2pc Ensuite bath 4'11" x 4'6" | Kitchen 12'4" x 12'0"         |

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<http://www.stonesisters.com/>



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LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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