



3249 St. Amand Road Kelowna British  
Columbia

\$1,396,000

Welcome to 3249 St. Amand Road! Unlock the potential of this 0.34-acre property located in a rapidly developing neighborhood with strong residential momentum. With four properties directly across the street already sold for townhouse developments, this site presents an excellent opportunity for investors and builders seeking a well-positioned project. The property is ideally suited for a three-storey townhouse development and benefits from backing onto 14 acres of farmland, offering a rare combination of future density and a private, tranquil backdrop. At the same time, the location provides convenient access to urban amenities, parks, schools, and public transit, making it highly appealing to families and professionals. A current rezoning application for MF2 townhouse zoning is underway, positioning the site for a thoughtfully designed development with ample parking, green space, and modern amenities. Continued development throughout the surrounding area highlights the strong growth trajectory and long-term upside. The adjacent 0.59-acre property is also available, creating a combined 0.93-acre (40,510 sq ft) development assembly--a rare and strategic opportunity in one of the city's most promising growth areas. Build with confidence and capitalize on a location poised for continued expansion. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



## Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC.

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

Laundry room ' x '

3pc Bathroom Measurements not available

Den 9'0" x 11'0"

Bedroom 12'0" x 9'9"

Bedroom 12'6" x 10'7"

Kitchen 8'8" x 8'0"

Dining room 13'6" X 5'6"

Family room 18'4" x 13'9"

## Laundry rooms'

5pc Bathroom Measurements not available

Bedroom 10'9" x 9'0"

Bedroom 11'10" x 9'0"

2pc Ensuite bath Measurements not available

Primary Bedroom 13'4" x 12'0"

Kitchen 14'11" x 12'4"

Dining room 8'6" x 8'2"

Living room 20'0" x 13'0"

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.