



# 440 Molnar Road Kelowna British Columbia

\$849,000

OPEN HOUSE THIS SUNDAY 1-3pm MAY 3rd. Welcome to this bright and spacious 5 bedroom family home located in a quiet, established South Rutland neighborhood. Set on a large 50 x 130 foot lot with mature landscaping, this property offers exceptional outdoor space for kids, pets, and entertaining, plus ample parking including room for RVs, boats, and multiple vehicles. Inside, you'll find a functional open concept layout filled with natural light, featuring three bedrooms on the upper level with brand new carpeting, and a spacious lower level complete with a large family room and potential to create a suite for added income. Recent updates include a new roof in 2025 and brand new hot water tank in 2026, giving peace of mind for years to come. The garage includes a dedicated workshop space, perfect for hobbies, projects, or additional storage, while the backyard also features a separate shed for added flexibility. With MF1 zoning, this property offers excellent potential for future flexibility or redevelopment for the right buyer. Minutes to all levels of schools, shopping, restaurants, golf, and the YMCA, this home offers space and lifestyle in a desirable, family friendly area, with a short walk to parks and transit. Close to Kelowna International Airport and UBC Okanagan, this is a great opportunity to secure a well maintained home with room to grow and invest. (id:6769)

Listing Presented By:



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Royal

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Workshop 12'8" x 19'1"

Bedroom 13'11" x 14'4"

Laundry room 20'1" x 11'8"

Family room 17'7" x 14'4"

Full bathroom 6'11" x 5'9"

Bedroom 13'11" x 11'8"

Other 15'9" x 16'2"

Dining room 8'6" x 11'11"

Bedroom 9'8" x 9'6"

Bedroom 12' x 9'6"

4pc Bathroom 8'3" x 11'8"

2pc Ensuite bath 3'10" x 6'6"

Primary Bedroom 12'11" x 11'7"

Living room 15'9" x 16'2"

Kitchen 13'11" x 11'8"

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