



# 599 Clifton Road Kelowna British Columbia

\$1,100,000

Exceptional 9,975 sq ft corner lot is zoned MF1, offering rare flexibility for infill development in one of Kelowna's most sought-after urban areas. MF1 zoning allows up to six ground-oriented residential units, making it a prime candidate for multi-unit redevelopment, land assembly, or investor build-out. The updated split-level home is strategically positioned on one half of the lot, creating potential to add duplexes or triplexes alongside the current residence, or redevelop the full site for maximum density and value. Move-in ready, the home features 4 bedrooms, 3 bathrooms, and a beautifully renovated kitchen with wood cabinetry and high-end appliances. The main level opens to a spacious living and dining area with seamless access to a private patio—ideal for indoor-outdoor living. Upstairs includes three large bedrooms, including a primary suite with walk-in closet and ensuite. The lower level has a cozy family room with a custom stone wood-burning fireplace and access to a covered wraparound patio. A rec room, built-in office, laundry, and extra bedroom complete the basement—perfect for guests, workspace, or rental use. Parking is ample with a double attached garage, single garage, and circular driveway for RVs or recreational vehicles. The landscaped yard features mature trees and lush gardens. Whether you're a developer, builder, or investor, this MF1-zoned property offers immediate potential and long-term upside. (id:6769)

Other 6' x 7'3"

Full bathroom 6' x 8'

Full ensuite bathroom 6' x 2'9"

Bedroom 10' x 14'

Bedroom 11' x 14'

Primary Bedroom 15' x 12'

Recreation room 27' x 14'8"

Laundry room 16'6" x 12'

Bedroom 10'6" x 12'

Full bathroom 8'6" x 6'

Family room 21' x 12'

Foyer 5'0" x 14'8"

Living room 22' x 14'8"

Dining room 10'6" x 12'

Kitchen 16'6" x 12'

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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