



# 170 Mugford Road Kelowna British Columbia

\$2,499,000

RARE FIND! Potential land assembly of over an acre. Zoned UC4 with the potential to construct a remarkable 6 story building! Centrally located, this gem is in close proximity to everything you need. Whether it's schools, shopping centers, UBCO, the airport or the slopes of Big White, convenience is at your doorstep. The lot's vast expanse offers ample space for realizing your vision. The existing 3 bed & 1 bath home features a cozy cabin-style vibe. The eat-in kitchen has stainless steel appliances, a gas range & wood cabinetry. The living & dining area provide a comfortable space for relaxation & entertaining guests. Two bedrooms & a bathroom complete the main floor. Upstairs, a truly unique loft space awaits, offering a blend of a bedroom & a recreational room. This versatile area can be tailored to suit your preferences. The unfinished basement spans the entire footprint of the home, providing ample storage & potential for future expansion into additional living space. For outdoor enthusiasts or those with home-based businesses a large garage & workshop add further versatility to the property. The possibilities are as vast as the land itself & the location is unbeatable. Don't miss this incredible opportunity, as it won't last long! (id:6769)

Recreation room 10'0" x 19'10"

Bedroom 10'0" x 11'0"

Mud room 9'6" x 10'0"

Dining room 8'4" x 5'8"

Bedroom 8'3" x 9'6"

Full bathroom 8'0" x 7'9"

Primary Bedroom 12'9" x 9'6"

Living room 12'0" x 11'8"

Kitchen 14'0" x 11'7"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna - Stone Sisters

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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