



# 171 Snowsell North Street Kelowna British Columbia

\$1,389,900

Discover a premier development opportunity or an expansive private estate located at 171 Snowsell Street North in North Glenmore. This 0.63 acre property is currently zoned RU1 and offers exceptional potential for future density. Preliminary discussions with architects and conceptual site planning indicate potential development scenarios of up to eight units, including concepts such as two fourplex buildings on a proposed two lot subdivision, multiple standalone homes, duplex-style configurations with suites, or a bare land strata arrangement. All development concepts are preliminary and subject to final approval and confirmation directly with the City of Kelowna. The existing 1983 built residence features three bedrooms and two bathrooms, serving as a comfortable home or a strategic holding property. The grounds are truly special, featuring a manicured backyard with bridges and ponds that offer a peaceful retreat. The location is ideal for families and investors alike, situated near North Glenmore Elementary, Dr. Knox Middle School, and numerous hiking trails. It is also conveniently located just a short drive from the University of British Columbia Okanagan and the Kelowna International Airport. This property represents a rare chance to acquire a large parcel with diverse future use potential in a highly sought after Kelowna neighborhood. (id:6769)

Full ensuite bathroom 5'4" x 8'6"  
Full bathroom 8'6" x 5'3"  
Bedroom 10'0" x 11'1"  
Bedroom 9'4" x 13'7"  
Primary Bedroom 11'11" x 14'3"

Office 9'4" x 11'5"  
Family room 12'4" x 14'3"  
Dining room 10'9" x 12'3"  
Living room 11'2" x 22'10"  
Kitchen 14'1" x 14'11"

Listing Presented By:



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Royal LePage Kelowna

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