



# 1738 Smithson Drive Kelowna British Columbia

\$729,900

Set in one of Glenmore's most centrally located neighbourhoods, this property presents a rare opportunity for buyers with vision. Offered as an "as is, where is" sale, the value here extends far beyond the existing home--with zoning permitting potential for 6 units (\*buyer to verify) and exceptional future potential for redevelopment, investment, or a long-term hold. Surrounded by everyday convenience, enjoy close proximity to schools, parks, shopping, restaurants, transit, and downtown Kelowna, all while tucked within an established residential setting. The existing residence offers a generous layout with 3 bedrooms on the main level and 2 additional bedrooms downstairs, providing ample space for families, renovators, or those looking to create something truly their own. A separate entrance on the lower level provides suite potential if desired. While the home requires updating, the footprint and layout offer an excellent canvas for reimagining. Outside, the spacious yard provides room to garden, play, add a detached shop, or further explore the property's development potential. Whether restoring the home into a charming family residence or pursuing a multi-unit vision, this is an opportunity filled with flexibility and future upside in a highly desirable central location.

(id:6769)

- Family room 15'2" x 10'8"
- 3pc Bathroom 5'9" x 7'0"
- Bedroom 11'2" x 13'7"
- Bedroom 12'1" x 12'5"
- Den 13'0" x 9'0"
- Recreation room 10'2" x 15'8"
- 2pc Ensuite bath 4'11" x 4'6"
- 4pc Bathroom 9'11" x 8'9"
- Bedroom 11'5" x 14'0"
- Bedroom 8'11" x 11'4"
- Primary Bedroom 10'7" x 13'5"
- Living room 19'8" x 12'11"
- Dining room 11'0" x 10'3"
- Kitchen 12'4" x 12'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna - Stone Sisters

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

**RE/MAX Kelowna**

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