



245 Ponto Road Kelowna British Columbia

\$750,000

Welcome to Rutland's emerging Urban Centre. This home offers POTENTIAL for future development, but is a good home in the meantime! This 4-bedroom, 2-bath home offers over 2,000 square feet of flexible living space on a fully fenced lot, ideal for families, investors, or those with an eye on future redevelopment. Upgrades, including a newer furnace, air conditioning, and on-demand hot water, were installed in 2020, providing peace of mind and improved efficiency. This home is LOCATED within an area identified for URBAN GROWTH. The property offers exciting long-term potential with possible permitted uses such as townhouses, stacked townhouses, or apartment housing (buyer to verify with the City). In the meantime, the home functions beautifully as a strong rental or holding property in a growing neighbourhood with increasing demand. A solid home in a STRATEGIC LOCATION, offering both immediate LIVABILITY and compelling upside. (id:6769)

Full bathroom 5'3" x 8'11"

Bedroom 16'4" x 15'8"

Primary Bedroom 16'4" x 17'9"

Storage 3'10" x 11'10"

Recreation room 25'6" x 12'9"

Utility room 12'10" x 23'8"

Storage 9'3" x 11'10"

Bedroom 6'8" x 12'9"

Dining room 13'5" x 9'

Living room 13'5" x 15'10"

Bedroom 12'2" x 14'1"

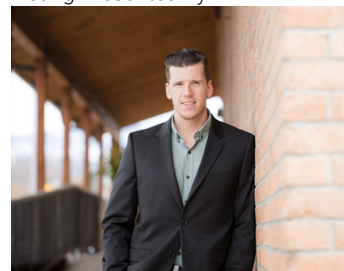
Mud room 5'7" x 13'1"

Den 12' x 8'

Kitchen 13'5" x 12'3"

4pc Bathroom 8'7" x 6'4"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

RE/MAX Kelowna

RE/MAX Kelowna

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

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

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.