



# 4617 Fordham Road Kelowna British Columbia

\$729,000

Prime Build Opportunity in the Lower Mission! This large, flat 0.20-acre lot is fully serviced and ready for your custom home, saving you time, money, and the hassle of additional prep work. The level grade is perfect for a full basement and can easily accommodate a pool, without the engineering challenges often seen in the Upper Mission. Located in a quiet, family-friendly pocket just minutes from OKM, Anne McClymont, Dorothea Walker, and walking distance to the new Dehart Park, this spot offers unbeatable convenience. Okanagan Lake, golf, wineries, and the H2O/MNP rec centre are all close by for a vibrant, outdoor lifestyle. Zoned RU4 - Duplex Housing (formerly RU6), the property supports two-dwelling forms and compatible secondary uses, ideal for suite potential or multi-generational living (buyer to confirm with the City). Build with your preferred builder or bring your own design; the seller also has two ready-to-go plans (4-6 bedrooms with optional suites). Road frontage fees are already paid, offering strong value. A rare chance to build in one of the Lower Mission's most desirable neighbourhoods. Reach out to secure this exceptional lot! (id:6769)

Listing Presented By:



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Royal LePage Kelowna

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