



# 4619 Gordon Drive Kelowna British Columbia

\$2,138,000

\*\*\*\*\*Price Reduced\*\*\*\*\*Motivated Sellers. An exceptional investment and possible re-development opportunity awaits in one of Kelowna's most sought-after locations--Lower Mission. Whether you're an investor looking for future development potential or a family seeking a spacious home with revenue-generating options, this property has it all. This beautifully built 4-bedroom home, plus a bonus room and sun/training room, offers over 4,600 sq. ft. of living space. The property includes a fully self-contained 1-bedroom basement suite, and a separate 1,000 sq. ft. 2-bedroom carriage house that is currently rented for \$3000/month. When assembled with 4611 Gordon Drive, the total combined land area reaches 0.783 acres (34,107 sq. ft.), making it an ideal site for future development. Nestled in one of the best school catchments, this centrally located property provides access to French immersion, Francophone, and English schools. It is also ideally positioned near multiple gyms, the H2O Adventure + Fitness Centre, the public library, and the newly developed DeHart Community Park. Residents will enjoy walking distance to shopping, restaurants, and beaches, with convenient access to transit and key amenities. This property presents a rare possible future land assembly/ redevelopment investment with significant future potential in one of Kelowna's most desirable neighborhoods (id:6769)

Listing Presented By:



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Royal LePage Kelowna

**RE/MAX Kelowna**

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Other 10' x 8'

Other 23'6" x 15'

Bedroom 12' x 11'

5pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Other 7'6" x 5'

Primary Bedroom 16' x 13'

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Bedroom 12'3" x 11'6"

3pc Bathroom Measurements not available

Bedroom 11' x 9'2"

3pc Bathroom Measurements not available

Laundry room 10' x 7'6"

Dining room 13'3" x 12'6"

Kitchen 14' x 13'

Other 14' x 14'

Bedroom 10'6" x 8'8"

3pc Bathroom Measurements not available