



## 465 Mugford Road Kelowna British Columbia

\$850,000

Nestled in a quiet Rutland community, this charming 2-bedroom plus den, 1-bathroom home offers comfort and functionality with plenty of room to grow. Inside, you'll find a spacious layout featuring a large bathroom with a full tub, convenient in-home washer & dryer, and electric baseboard heating. Recent updates include new durable wood flooring throughout, as well as a modern kitchen with brand-new cabinets and a breakfast bar--perfect for casual dining. Step outside to enjoy the huge yard, complete with an oversized shed for extra storage or workspace. Whether you're looking for a cozy place to call home or a prime redevelopment opportunity, this property checks both boxes. Set on an 80' x 100' lot, the true value lies in the land. With MF1 zoning, buyers can explore the potential to build up to four units, or consider future land assembly for higher density (buyer to confirm with the City of Kelowna). Centrally located, you're only minutes from schools, the YMCA, shopping, and everyday amenities--yet still tucked into a peaceful neighborhood setting. Currently tenanted and sold as is, where is. Bring your vision to this unique Rutland opportunity! Room measurements are approximate and should be verified by the Buyer if deemed important. (id:6769)

Bedroom 10' x 10'

Kitchen 9'0" x 8'0"

Full bathroom Measurements not available

Living room 14'0" x 13'0"

Primary Bedroom 10'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick  
Estates

<https://bc-real-estate.com/>

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto: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.