



# 766 Coopland Crescent Kelowna British Columbia

\$1,049,999

This 4 bed, 2 bathroom home is located on a quite cul-du-sac in the heart of Kelowna South. Schools, beaches, parks, and shopping nearby are all within 10 minute walking distance, making it ideal for families or those who enjoy an active lifestyle. Situated on a spacious 0.25-acre flat lot with laneway access, this property is loaded with potential. The UC5 zoning supports the development of a fourplex, townhouse, or low-rise condo, provided the lot meets size requirements, offering exciting possibilities for redevelopment or investment. The home itself is thoughtfully laid out, featuring two bedrooms on the main floor and two additional bedrooms, along with a versatile great room, in the basement. This flexible layout is perfect for hosting guests, creating a private in-law suite, or customizing the space to suit your needs. For the avid gardeners, there are cherries, purple plums, golden plums, two variety of grapes, apples, pears and winter melon. This property is a rare find, combining comfortable living, redevelopment potential, and a gardener's paradise in one desirable location. Don't miss the chance to make it yours! (id:6769)

Bedroom 43'4" x 43'0"

Bedroom 34'4" x 37'0"

3pc Bathroom 24'8" x 16'8"

Laundry room 29'8" x 37'0"

Great room 51'5" x 83'4"

Sunroom 81'8" x 44'3"

Bedroom 34'8" x 43'1"

Primary Bedroom 36'0" x 36'1"

3pc Bathroom 35'1" x 16'1"

Kitchen 35'6" x 27'5"

Living room 54'4" x 47'7"

Dining room 39'4" x 36'1"

Listing Presented By:



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Oakwyn Realty Okanagan-Letnick  
Estates

**RE/MAX Kelowna**

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