



## 945 Melrose Street Kelowna British Columbia

\$475,000

GST PAID! Bring your own builder to this 0.16-acre lot with a 66' by 113' lot, this gently sloped property offers the perfect opportunity for a new buyer to construct a walk-out rancher-style home. With homes already built behind, you can build your home without fear of another home blocking your view. This neighborhood embodies the Okanagan lifestyle, with golfing, hiking, and biking right outside your back door, ensuring no shortage of unforgettable family memories. Located in Black Mountain, one of Kelowna's fastest-growing single-family home communities, you are just 40 minutes from Big White and only 10 minutes from shopping. Being just 4 minutes from elementary schools and 16 minutes from UBCO/Aberdeen Hall, this is a great lot to build your family's forever home without having to move. (id:6769)

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<http://www.sellingkelownarealestate.com/>

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