



## 525 Leathead Road Kelowna British Columbia

\$998,000

Attention Developers! Prime Opportunity in Rutland Urban Center - UC4 Zoning! Listed at close to Assessment Value and Situated on a generous 0.21 Acre lot, this property presents abundant potential for future development. With approximately 9147 sf of buildable area, seize the opportunity to either re-develop this single lot or explore the option of assembling adjacent lots for a larger-scale project. Ideal for student housing or lucrative rental income, capitalize on the strategic location while awaiting land assembly. This well-appointed 7-bedroom, 3-bathroom home features updates throughout, including efficient in-floor hot water heating and premium air conditioning. Offering a separate entrance for the 3-bedroom unit, the property boasts a spacious fully fenced yard with ample parking space for a boat, RV, and more. Furnishings can be included for a turnkey investment. Conveniently located just minutes away from parks, schools, shopping, and recreational facilities, don't miss the potential for a 4-lot land assembly opportunity near Froelich Rd. Act now to secure your place in this burgeoning development landscape! (id:6769)

3pc Bathroom 8'6" x 4'

Bedroom 13'5" x 9'3"

3pc Bathroom 6'4" x 7'8"

Bedroom 10'4" x 13'5"

Living room 15'6" x 11'3"

Dining room 16'1" x 11'3"

Kitchen 12' x 11'1"

Games room 16'4" x 11'5"

Foyer 7'1" x 5'

Bedroom 19'3" x 11'5"

Bedroom 13'8" x 16'3"

Other 7'7" x 11'5"

Storage 8'5" x 10'8"

Bedroom 16'5" x 9'5"

Laundry room 5'7" x 3'9"

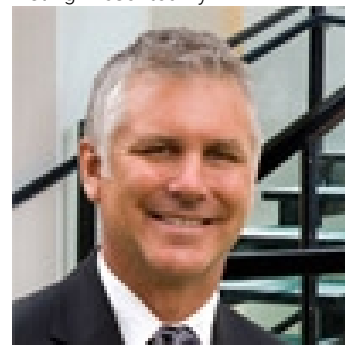
3pc Bathroom 8'9" x 7'4"

Primary Bedroom 12'8" x 12'9"

Kitchen 14'1" x 10'1"

Living room 11'3" x 9'9"

Listing Presented By:



Originally Listed by:  
Rennie & Associates Realty Ltd.

<http://rennie.com/angelakabakov>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Rd., Kelowna, BC.,  
V1Y-8B7

Phone: 250-869-9119  
gregclarke@royallepage.ca

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.