



1185 Graham Road Kelowna British Columbia

Rutland South

\$925,000



Huge flat corner lot with MF1 zoning--this is where opportunity meets serious long-term upside. Whether you're thinking future multi-family potential, holding for land value, or maximizing the property over time, this zoning offers flexibility that's getting harder to find. The home features a functional layout with 3 large bedrooms up, including a spacious primary with a 3-piece ensuite, along with a bright, open-concept main living area and updated kitchen. Downstairs already includes a self-contained suite with 2 more bedrooms with separate entrance--ideal for rental income or extended family. The home does require some work and updating, but for the right buyer, this is a chance to build serious equity and transform it into something special. The lot is a standout--flat, fully usable, with access from all sides, tons of parking, space for RVs and all the toys, plus a detached shop. A large sunroom adds extra flexible living space. Centrally located near Mission Creek, Orchard Park Mall, Costco, schools, parks, and restaurants. Big lot, income potential, and future development upside--this is a value-packed opportunity with room to grow. Quick possession available! (id:6769)

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