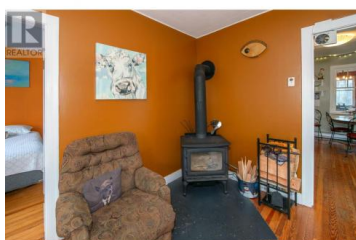




## 1233 Ethel Street Kelowna British Columbia

Kelowna North

**\$775,000**



PRIME DEVELOPMENT OPPORTUNITY IN A GROWTH CORRIDOR Unlock the potential of this ideally located property in one of Kelowna's most exciting redevelopment zones! Nestled between Richter Street and Gordon Drive, just steps from Clement Avenue, this lot lies within three Transit Supportive Corridors--offering excellent access and long-term value. The charming 1940s character home includes laneway access and sits on a flat, versatile lot. Inside, you'll find bright living spaces, original hardwood floors, and a smart layout. Previously a 4-bedroom, it's currently a spacious 2-bedroom but could easily be converted back. The main floor has a large bedroom with a 2-piece en-suite and a family room off the kitchen--great for everyday living or rental income. Out back, enjoy a fully fenced yard with mature fruit trees, garden space, a covered deck, and plenty of privacy--ideal for pets or entertaining. Zoned RU4 (Duplex Housing) with future land use designated as Core Area Neighborhood (C-NHD), this property is set to be pre-zoned MF1, allowing up to 6 units (subject to city regulations)--a mix of duplexes, carriage homes, suites, or multifamily development. Whether building, investing, or holding for future value, this property offers rare flexibility. Walk to the downtown Cultural District, Okanagan Lake, schools, restaurants, Prospera Place, and major bike routes including the Rail...



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