



170 Mugford Road Kelowna British Columbia

Rutland North

\$1,699,000



Rare opportunity--this is the largest UC4-zoned property currently available in the area. With over an acre of potential land assembly, this site offers prime development opportunity in one of Kelowna's most convenient locations. Zoned UC4, the property allows for the possibility of constructing up to 6 storeys (buyer to verify), making it ideal for future multifamily or mixed-use development. Centrally located and minutes from everything--schools, shopping, UBCO, Kelowna International Airport, and even Big White--this location supports both lifestyle and long-term investment goals. The existing home is clean, move in ready and full of character and functionality, offering 3 bedrooms and 1 bathroom with a cozy, cabin-style aesthetic. The eat-in kitchen is equipped with stainless steel appliances, a gas range, and wood cabinetry, while the living and dining areas create a welcoming space for everyday living or entertaining. Two bedrooms and a full bath complete the main floor, with a unique upper-level loft that doubles as a bedroom and rec space or studio. The unfinished basement spans the full footprint of the home, offering great storage or future development potential. Outside, a large detached garage and workshop provide added value for storage, hobbies, or home-based business use. Whether you're holding, developing, or looking for an investment with upside--this property...



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