



245 Ponto Road Kelowna British Columbia

Rutland North

\$750,000



Welcome to Rutland's emerging Urban Centre. This home offers POTENTIAL for future development, but is a good home in the meantime! This 4-bedroom, 2-bath home offers over 2,000 square feet of flexible living space on a fully fenced lot, ideal for families, investors, or those with an eye on future redevelopment. Upgrades, including a newer furnace, air conditioning, and on-demand hot water, were installed in 2020, providing peace of mind and improved efficiency. This home is LOCATED within an area identified for URBAN GROWTH. The property offers exciting long-term potential with possible permitted uses such as townhouses, stacked townhouses, or apartment housing (buyer to verify with the City). In the meantime, the home functions beautifully as a strong rental or holding property in a growing neighbourhood with increasing demand. A solid home in a STRATEGIC LOCATION, offering both immediate LIVABILITY and compelling upside. (id:6769)

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