

265 Ponto Road Kelowna British Columbia
 Rutland North
\$774,998

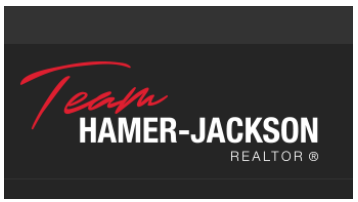


An outstanding opportunity to secure an affordable home with exceptional redevelopment potential in the heart of the Rutland Urban Centre. Situated on one of the few properties in the area that benefits from valuable rear lane access, this property offers tremendous flexibility for homeowners, investors, and developers alike. The existing 2-bedroom, 1-bathroom home provides comfortable living and can serve as a rental property or mortgage helper while future development plans are explored. Ideally located with easy access to Highway 33 and within walking distance to Shopping Plaza 33, Ben Lee Park, and Centennial Park, the property is also just minutes from the YMCA, schools, shopping, UBCO, and Kelowna International Airport. With UC4 zoning supporting a diverse mix of medium-density to high-density residential and commercial uses, this property presents an exciting opportunity for redevelopment, with the potential to accommodate approximately 4 to 5 residential units on a single lot. Buyers are encouraged to verify development potential, density allowances, parking requirements, and other development considerations directly with the City of Kelowna. A rare chance to own an affordable property today while securing future upside in one of Kelowna's fastest-growing urban corridors. (id:6769)

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