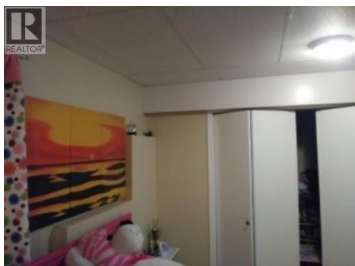
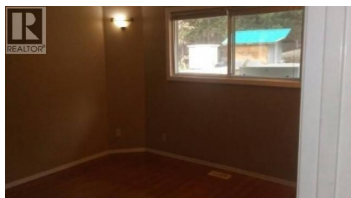




## 3368 McIver Road West Kelowna British Columbia

Glenrosa

# \$699,000



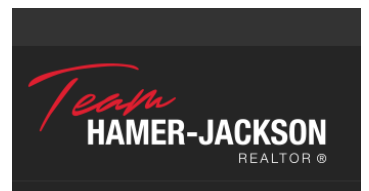
Rare Opportunity in Glenrosa - West Kelowna Nestled in one of West Kelowna's most desirable family neighbourhoods, this thoughtfully updated single-family home offers an exceptional chance to own in Glenrosa at a highly competitive price. This charming 4-bedroom, 3-bathroom residence sits on an approximate 0.19-acre lot and has been well-maintained with all major systems and upgrades completed in recent years. The property currently includes a second home at the rear, which will not be included in this sale. The current owner has already secured official approval for subdivision, with legal work underway and separate titles expected to be finalized in May 2026. Once the sale completes, the main house will be on its own separate title, giving the buyer immediate ownership of a fully independent property. This is truly a rare opportunity to purchase a updated family home in a sought-after neighbourhood below current market value. Because the subdivision process is not yet complete, the seller is offering this property at a significant discount - rewarding the next buyer who is ready to act quickly. Perfect for families looking for a move-in ready home in a great community with room to grow. Don't miss your chance to secure this outstanding value before the subdivision is finalized and the price adjusts to full market value. Contact us today to schedule a private viewing of 336...

**Anthony Shephard**

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