



465 Mugford Road Kelowna British Columbia

Rutland North

\$850,000



Nestled in a quiet Rutland community, this charming 2-bedroom plus den, 1-bathroom home offers comfort and functionality with plenty of room to grow. Inside, you'll find a spacious layout featuring a large bathroom with a full tub, convenient in-home washer & dryer, and electric baseboard heating. Recent updates include new durable wood flooring throughout, as well as a modern kitchen with brand-new cabinets and a breakfast bar—perfect for casual dining. Step outside to enjoy the huge yard, complete with an oversized shed for extra storage or workspace. Whether you're looking for a cozy place to call home or a prime redevelopment opportunity, this property checks both boxes. Set on an 80' x 100' lot, the true value lies in the land. With MF1 zoning, buyers can explore the potential to build up to four units, or consider future land assembly for higher density (buyer to confirm with the City of Kelowna). Centrally located, you're only minutes from schools, the YMCA, shopping, and everyday amenities—yet still tucked into a peaceful neighborhood setting. Currently tenanted and sold as is, where is. Bring your vision to this unique Rutland opportunity! Room measurements are approximate and should be verified by the Buyer if deemed important. (id:6769)

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