



## 833 McCurdy Road Kelowna British Columbia

Rutland North

**\$1,849,000**



Rare in-town opportunity! Rancher/Suite/3 bay workshop/cherry orchard/1.1Acre, This beautifully maintained 1.1-acre park-like property features a 5-bedroom, 3-bath rancher with an open-concept Great Room, large windows, and a covered deck offering stunning lake and city views. The walkout basement includes a bright 2-bedroom in-law suite, ideal for extended family or rental income. A spacious double attached garage and a fully serviced, heated 3-bay workshop with oversize door, gas, electricity, and a bathroom provide endless possibilities for a home-based business or hobby use. With paved parking for up to 20 vehicles and approximately 0.5 acres planted in mature, income-producing cherry trees, this property combines rural charm with full city services and walkable access to schools, the YMCA, BMX track, hockey rink, and more. Future development potential includes many options such as a carriage house, animal clinic minor, Veterinary Clinic, party event space, greenhouses, plant nurseries, landscaping, fruit stand, home based business, child care minor, etc (buyer to verify). Perfect for families, retirees, entrepreneurs, or investors seeking versatility in a prime location. (id:6769)

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