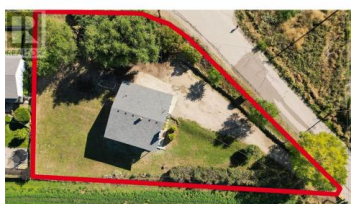


## 910-912 El Paso Road Kelowna British Columbia

Rutland North

**\$999,000**



Welcome to this single-family home with a legal suite situated on nearly half an acre of land overlooking the valley to the west with lake & city views! Both units are currently vacant & move-in ready, providing the perfect opportunity to live in, rent out, or do both. This exceptional property offers incredible flexibility for rental income, business use, or future redevelopment. Featuring separate metering for both the main home and legal suite, each unit includes two bedrooms, a bathroom, private entrances & ample parking—complete with RV space & room for a shop. Enjoy the benefits of recent upgrades, including a new roof, new windows on the main level, freshly painted & more—ask for the full list! Perched on a hilltop with stunning views, this property borders the ALR, while remaining outside of it thereby protecting the spectacular views from the site, offering excellent holding potential with exciting future possibilities. Whether you envision building your dream home with a carriage house or taking advantage of the flexible zoning for a home-based business, childcare facility, or group home, this property offers a central location between Lake Country, Kelowna & West Kelowna. 10 minutes from UBCO, 15 minutes from Kelowna International Airport or downtown, 30 minutes from the Big White Ski Hill turnoff, and only 5 minutes from the Rutland Commercial District, with s...



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