



## 989 Melrose Street Kelowna British Columbia

Black Mountain

**\$499,000**



Discover the ideal canvas for your dream home on this 0.18-acre lot, featuring a gentle slope and a 67-foot frontage. Bring your own builder and take advantage of the potential to create a stunning walk-out rancher. Majority of the homes in the area are already built so you will be able to enjoy a quiet environment. Nestled in the vibrant community of Black Mountain—one of Kelowna's most rapidly growing neighborhoods—this location truly captures the essence of the Okanagan lifestyle. Step outside to enjoy nearby golf courses, hiking trails, and bike paths, all just minutes away. Perfectly positioned for families, this property is a short 6-minute drive to elementary schools, 15 minutes to UBCO and Aberdeen Hall, and only 8 minutes from major shopping such as Costco and Superstore. Big White Ski Resort is also just 35 minutes away, making this a rare opportunity to establish your forever home in a location that blends convenience, recreation, and long-term value. (id:6769)

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