



## Elm Road Kelowna British Columbia

Lower Mission

# \$445,000



Discover an unparalleled opportunity to build your dream home on this prime 0.14-acre lot, ideally located on a perfectly quiet cul-de-sac on Elm Road in Kelowna's prestigious Lower Mission neighborhood. This exceptional property offers a rare advantage with its perfectly flat, build-ready topography with utilities ready to connect at the lot line, providing a straightforward and cost-effective canvas for your custom home design. Embrace the ultimate Okanagan lifestyle with the lake just a short stroll or bike ride away, offering easy access to beaches and endless water activities. The location is an incredible hub of convenience, placing you minutes from all essential amenities, including the brand new, nearby Upper Mission Shopping Centre just 4-minutes away for your daily needs. Families and sports enthusiasts will appreciate the close proximity to top-rated schools and a variety of parks and facilities like the popular H2O swimming center and the MNP recreation center and library. Looking for delicious foods and drink, this property positions you perfectly to access the vibrant Lower Mission shopping hub at the Collett Road roundabout, offering an array of artisan shops, restaurants, breweries, groceries and live music venues only a 3 min drive or 15 min walk away. This isn't just a lot; it's a rare chance to invest in a lifestyle of convenience, natural beauty, and comm...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Justina LeeStolz**

Century 21 Assurance Realty Ltd

Phone: (250) 808-3638

<http://www.justinaleestolz.com/>

