



105 Ponto Road Kelowna British Columbia

\$895,000

An exceptional opportunity for first-time buyers, investors, or anyone seeking a home with outstanding future potential. This charming 2-bedroom, 1-bathroom home offers comfortable living today while presenting excellent redevelopment possibilities. Whether you choose to live in the home, generate rental income, or use it as a mortgage helper while planning your next steps, this property offers remarkable flexibility. Situated in the heart of Central Rutland and zoned UC4 - Urban Centre, the property supports a diverse mix of medium- to high-density residential and commercial uses, offering significant redevelopment potential in one of Kelowna's rapidly evolving Rutland urban centre. Outside is where the value truly stands out. A detached workshop with convenient lane access provides an ideal space for hobbies, projects, or secure storage for tools, bikes, and outdoor gear. The fully fenced, oversized yard offers plenty of room to enjoy today while providing flexibility for future plans, such as gardens, outdoor living spaces, or the potential for an accessory structure (buyer to verify). With ample parking, lane access, excellent walkability, and exceptional redevelopment potential, this property offers far more than just a 2-bedroom home. It is a rare opportunity to invest in a growing neighbourhood while enjoying the benefits of comfortable living today and exciting possibilities for the future. (id:6769)

Bedroom 7'8" x 10'4"

Primary Bedroom 10'3" x 11'6"

3pc Bathroom 5'1" x 7'2"

Living room 11'0" x 13'8"

Laundry room 7'0" x 3'11"

Kitchen 9'5" x 11'0"

Listing Presented By:



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