



117 Westside Road Kelowna British Columbia

\$475,000

PRICED UNDER ASSESSED VALUE! Welcome to your once-in-a-lifetime opportunity! Situated in the heart of the breathtaking Okanagan Valley, this 0.46-acre lot offers an unparalleled canvas for your dream home. This isn't just land; it's an invitation to embrace a lifestyle of luxury and comfort. While Trader's Cove sadly fell prey to the recent wildfires, there is not just a silver, but a gold lining for investors. What can be anticipated within the next several years? An emerging community of over 50 brand new homes with panoramic views of Knox Mountain, the William R. Bennett Bridge and the high-rises in the city center. Traders Cove has a unique magic and an enviable location where you are awakened to the calls of Osprey and Bald Eagles yet enjoy being just a 12-minute drive from downtown Kelowna's daytime vibrance and its festive nightlife. The drive downtown offers its own beauty as it hugs Okanagan Lake, and this plot is favorably located before Westside Road narrows and the sharper turns begin. While the 19,000 SQFT lot is substantial already, its proximity to Bear Creek Provincial Park feels like an extension of your own yard. This lot has been professionally cleared by McColman and Sons Demolition and is ready for your dream home with water, electricity and gas available.

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