



## 150 Mugford Road Kelowna British Columbia

\$2,999,000

RARE FIND! Land Assembly with 170 Mugford rd. Combined total 1.02 acres of flat sprawling acres of flat, prime land, Zoned UC4 with the potential to construct a remarkable 6 story building! Centrally located, this gem is in close proximity to everything you need. Whether it's schools, shopping centers, UBCO, the airport or the slopes of Big White, convenience is at your doorstep. The lot's vast expanse offers ample space for realizing your vision. The existing 3 bed & 1 bath home has a cozy vibe. The eat-in kitchen opens up to the living area providing a comfortable space for relaxation & entertaining guests. Two bedrooms & a bathroom complete the main floor. The unfinished basement holds a finished bedroom space and spans the entire footprint of the home, providing ample storage & potential for future expansion into additional living space. Outside is a huge detached garage & workshop, large covered pergola area perfect for entertaining and expansive yard space! The possibilities are as vast as the land itself & the location is unbeatable. Don't miss this incredible opportunity, as it won't last long! (id:6769)

Bedroom 12'5" x 10'0"

Dining room 7'1" x 7'6"

Bedroom 10'6" x 10'6"

Full bathroom 7'6" x 7'1"

Primary Bedroom 12'11" x 10'6"

Living room 19'6" x 12'2"

Kitchen 9'5" x 11'3"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna - Stone Sisters

**stillhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.