



# 1545 Leaside Avenue Kelowna British Columbia

\$699,900

Prime Development Opportunity in Old Glenmore! Located at the end of a quiet cul-de-sac in the heart of Glenmore, 1545 Leaside Ave offers unparalleled convenience with easy access to schools, parks, shopping, and downtown Kelowna. This centrally located lot is zoned MF1 - presenting a rare redevelopment opportunity. The existing home features a two-bedroom main level with an open kitchen and a two-bedroom legal suite downstairs. Newer, ductless system, and separate laundry. Plus a detached shop, carport, and spacious fenced yard provide plenty of outdoor space for tenants or future development. While the structure has foundation issues, the property has been successfully rented out without concern. Given its pricing, little value is put on the home, the true value is in the redevelopment potential—buyers are encouraged to conduct their own due diligence with the City of Kelowna regarding multi-unit potential (up to 6 units, subject to zoning regulations). Whether you're looking for an investment property or a prime redevelopment site, this lot is ready for your vision. Don't miss out on this rare opportunity! (id:6769)

Other 5'2" x 6'11"

2pc Bathroom 6'5" x 2'8"

Living room 22'0" x 10'9"

Kitchen 28'10" x 12'9"

3pc Bathroom 5'4" x 9'5"

Primary Bedroom 12'8" x 12'7"

Bedroom 12'8" x 10'6"

Living room 13'4" x 15'9"

Bedroom 10'0" x 8'8"

Full bathroom 6'6" x 6'10"

Other 9'5" x 13'3"

Primary Bedroom 11'7" x 15'3"

Kitchen 11'8" x 12'11"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.

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