



170 Mugford Road Kelowna British Columbia

\$2,499,000

RARE FIND! Potential land assembly of over an acre. 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 features a cozy cabin-style vibe. The eat-in kitchen has stainless steel appliances, a gas range & wood cabinetry. The living & dining area provide a comfortable space for relaxation & entertaining guests. Two bedrooms & a bathroom complete the main floor. Upstairs, a truly unique loft space awaits, offering a blend of a bedroom & a recreational room. This versatile area can be tailored to suit your preferences. The unfinished basement spans the entire footprint of the home, providing ample storage & potential for future expansion into additional living space. For outdoor enthusiasts or those with home-based businesses a large garage & workshop add further versatility to the property. 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)

Recreation room 10'0" x 19'10"

Bedroom 10'0" x 11'0"

Mud room 9'6" x 10'0"

Dining room 8'4" x 5'8"

Bedroom 8'3" x 9'6"

Full bathroom 8'0" x 7'9"

Primary Bedroom 12'9" x 9'6"

Living room 12'0" x 11'8"

Kitchen 14'0" x 11'7"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna - Stone Sisters

stillhavn
REAL ESTATE SERVICES

**Stillhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.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.