



## 171 Snowsell North Street Kelowna British Columbia

\$1,585,000

Discover a premier development opportunity or an expansive private estate located at 171 Snowsell Street North in North Glenmore. This 0.634 acre property is currently zoned RU1 and offers exceptional potential for future density. Preliminary discussions with architects and city representatives indicate potential for a four or five lot subdivision. These lots could potentially host single family homes, side by side duplexes with suites, or be structured as a bare land strata. Please be advised that all development potential and subdivision options are subject to final approval and must be confirmed directly with the City of Kelowna. The existing 1983 built residence features four bedrooms and four bathrooms, serving as a comfortable home or a strategic holding property. The grounds are truly special, featuring a manicured backyard with bridges and ponds that offer a peaceful retreat. The location is ideal for families and investors alike, situated near North Glenmore Elementary, Doctor Knox Middle School, and numerous hiking trails. It is also conveniently located just a short drive from the University of British Columbia Okanagan and the Kelowna International Airport. This property represents a rare chance to acquire a large parcel with diverse future uses in a highly sought after Kelowna neighborhood. (id:6769)

Full ensuite bathroom 5'4" x 8'6"

Full bathroom 8'6" x 5'3"

Bedroom 10'0" x 11'1"

Bedroom 9'4" x 13'7"

Primary Bedroom 11'11" x 14'3"

Office 9'4" x 11'5"

Family room 12'4" x 14'3"

Dining room 10'9" x 12'3"

Living room 11'2" x 22'10"

Kitchen 14'1" x 14'11"

Listing Presented By:



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Royal LePage Kelowna

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