



171 Snowsell Street Kelowna British Columbia

\$1,225,000

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:



Originally Listed by:
Royal LePage Kelowna

<http://www.davealton.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn 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.