



## 320 McCurdy Road Kelowna British Columbia

\$1,049,000

Attention Investors - here's a prime opportunity in a highly desirable area. This well-maintained home sits on an oversized lot and features four spacious bedrooms, two bathrooms, two kitchens, and separate laundry on both levels. With a two-bedroom, one-bath layout on both the upper and lower floors, it offers strong income potential through rental while you explore future development opportunities. Ideally located just steps from public transit and within walking distance to a variety of amenities, including restaurants, grocery stores, and more. It's also just minutes from UBC Okanagan and Kelowna International Airport, making it attractive to a wide range of tenants or future residents. The property is zoned RU4, offering the potential to be held as a standalone development site or included in a larger land assembly. Supported by the 2040 Official Community Plan, this area is expected to transition to MF3 zoning, allowing for up to four-storey multi-family development such as townhomes or apartments. All information is believed to be accurate, but should be independently verified if deemed important. (id:6769)

Recreation room 31'11" x 12'7"

Full bathroom 11'2" x 11'2"

Bedroom 12'1" x 11'6"

Bedroom 14'10" x 11'6"

Laundry room 12'8" x 11'8"

Full bathroom 4'11" x 9'1"

Bedroom 9'1" x 9'1"

Kitchen 8'10" x 12'10"

Living room 20' x 12'1"

Dining room 6'5" x 12'10"

Primary Bedroom 12'7" x 12'1"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

<http://www.kararosart.com/>

**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.