



## 444 Valley Road Kelowna British Columbia

\$1,699,999

Opportunity to purchase a large land assembly with solid rental income potential plus future upside as increased density multifamily development. 1.90 Acres (82,764 SF) land assembly, 7 titles. Located in Glenmore, in close proximity to Kelowna Golf and Country Club. This property comes under Village Centre (VC) Zoning ( FAR up to 2.05), which allows 6-storey apartments, Townhomes/apartment combo or the possibility for mixed commercial. There are multiple developments underway in this area. Walking distance to all amenities, convenience stores, Save on Food, Banks, Starbucks, Tim Hortons, Dollar Store, McDonald and roughly 10 minutes drive to Downtown, UBCO, and Airport. (Total 7 homes included in this assembly - 444/450/456/462/468/474 Valley Rd,1990 Raisanen Rd) (id:6769)

Laundry room 14'4" x 13'2"

Full bathroom Measurements not available

Bedroom 10'3" x 13'0"

Bedroom 12'11" x 11'4"

Full bathroom Measurements not available

Bedroom 12'0" x 11'0"

Primary Bedroom 12'0" x 11'7"

Family room 16'8" x 12'11"

Kitchen 10'0" x 13'6"

Dining room 9'9" x 13'6"

Living room 14'0" x 17'2"

Listing Presented By:



Originally Listed by:  
RealtyMonX

**stillhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.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.