



# 4617 Fordham Road Kelowna British Columbia

\$729,000

Prime Build Opportunity in Lower Mission! This large, flat 0.20-acre lot is nestled in a quiet, family-friendly neighbourhood offering the perfect canvas for your dream home. Fully serviced with water, sewer, electrical, natural gas and telecommunication connections, the lot is ready to go, saving you time and money. The flat terrain is ideal for a full basement and can accommodate a pool without the costly engineering typically required for site stabilization in the Upper Mission. The location provides unparalleled convenience just minutes from highly regarded schools, including OKM, Anne McClymont and Dorothea Walker, and within walking distance of the newly developed multi-purpose Dehart Park. Okanagan Lake, golf courses, wineries and the H2O/MNP swimming and recreation complex are all close by, offering a vibrant lifestyle at your doorstep. Zoned RU6, the property allows for the addition of a legal suite, creating further value and flexibility. The lot comes with the freedom to use your own builder or create a custom design that fits within the established architectural controls. Alternatively, the seller has two ready-to-build designs available, offering four to six bedrooms and options for basement suites. Road frontage fees are included in the price, ensuring significant savings for the buyer. This is a rare opportunity to build in one of Lower Mission's most sought-after neighbourhoods. Contact us today to secure this exceptional lot for your next home! (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**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.