



## 4671 Fordham Road Kelowna British Columbia

\$1,249,000

Discover an exceptional opportunity with this 5-bedroom, 3.5-bathroom home on one of the most sought-after streets in the Lower Mission. Situated on a flat, level 0.35-acre lot, this property offers privacy, usability and future flexibility, making it ideal for families, investors, or buyers exploring redevelopment potential. The property offers the potential to explore subdivision into two single-family homes, consistent with recent development patterns on Fordham Road, subject to City of Kelowna approvals. The flat site provides an efficient building envelope for future plans. Fordham Road is a quiet, family-friendly street, yet just minutes from the amenities that make the Lower Mission so desirable. The home features a separate basement entrance, fully fenced yard with a 16' x 32' pool, additional parking, and mature landscaping. Additional highlights include air conditioning, heat pump, hot water on demand, and tasteful updates to the kitchen, bathrooms, flooring, and paint. Conveniently located near beaches, schools, shopping, parks, golf, breweries, and vineyards. Live in it now or plan for the future, a rare opportunity to secure a flat Lower Mission lot and enjoy the Okanagan lifestyle. (id:6769)

Utility room 5'11" x 7'7"

Office 9'6" x 9'1"

Laundry room 11' x 11'9"

Den 10'11" x 13'8"

Bedroom 12' x 17'2"

Bedroom 15' x 17'10"

4pc Bathroom 5'10" x 11'4"

Living room 13'2" x 17'8"

Kitchen 10'9" x 15'11"

Dining room 11'2" x 9'4"

Bedroom 10'6" x 10'1"

Bedroom 10' x 9'6"

Full bathroom 6'4" x 7'

3pc Ensuite bath 4' x 7'2"

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