



## 525 Leathead Road Kelowna British Columbia

\$898,000

Priced BELOW ASSESSMENT VALUE!! Attention Buyers, Investors, and Developers: Discover this well-maintained, income-producing 7-bedroom, 3-bathroom home that offers multiple opportunities. Live in it, rent it out for high income, or redevelop it with land assembly potential in the Rutland Urban Center-UC4 Zoning! Enjoy breathtaking mountain views from this dream home situated on a generous 0.21-acre lot. The home features updates throughout, including efficient in-floor hot water heating and premium air conditioning, and offers a separate entrance for the 3-bedrooms below, making it perfect for multi-family living or rental purposes. The spacious, fully fenced yard provides ample parking space for a boat, RV, and more, enhancing its appeal. Furnishings can be included for a turnkey investment. The lot spans approximately 9,147 sqft (70x142), offering abundant potential for future development, whether you choose to redevelop this single lot or consider assembling adjacent lots for a larger-scale project. This property is ideally located just minutes away from parks, schools, shopping, and recreational facilities, making it suitable for student housing or generating lucrative rental income while awaiting land assembly. Don't miss the chance to secure a place in this burgeoning development landscape, with the added bonus of a potential land assembly opportunity. (id:6769)

Bedroom 19'3" x 11'5"

Bedroom 13'8" x 16'3"

Other 7'7" x 11'5"

Storage 8'5" x 10'8"

Bedroom 16'5" x 9'5"

Laundry room 5'7" x 3'9"

Full bathroom 8'7" x 7'4"

Bedroom 12'8" x 12'9"

Kitchen 11'3" x 12'9"

Living room 11'3" x 9'9"

Bedroom 9'1" x 10'6"

Foyer 4'10" x 7'4"

Full bathroom 8'6" x 4'0"

Bedroom 13'5" x 9'3"

Full bathroom 4'7" x 8'

Primary Bedroom 10'4" x 13'6"

Living room 15'6" x 11'3"

Dining room 14'1" x 11'3"

Kitchen 10'5" x 11'3"

Living room 11'3" x 9'9"

Listing Presented By:



Originally Listed by:  
Rennie & Associates Realty Ltd.

<http://rennie.com/angelakabakov>

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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