



987 Garland Street Kelowna British Columbia

\$924,900

Prime Development Opportunity - MF1 Zoning on a 99.5' x 93.5' Lot in Glenmore Rare offering in one of Kelowna's most desirable neighbourhoods. This 99.5 ft x 93.5 ft lot is zoned MF1 (Infill Housing), allowing for up to 6 units and 3 storeys, making it ideal for small-scale multi-family development or land assembly. Situated on a quiet cul-de-sac, just steps to the Rail Trail, downtown, lake access, Knox Mountain, schools, Railside Brewing, and local shops. The existing 2-storey rancher is full of character and function, featuring vaulted ceilings, a bright south-facing living room, cozy fireplace, and French doors opening to a wrap-around porch. Enjoy morning coffee or sunset views in a beautifully private yard with 10+ organically managed fruit trees (peach, plum, cherry, nectarine, fig, apricot, pear) and raspberry bushes, all behind a deer fence. Major updates include a second-floor addition and insulation (1995), roof (2009), high-efficiency furnace and hot water tank (2013), plus upgraded water/sewer lines. A fantastic opportunity to live, rent, or redevelop in a central, high-demand location. (id:6769)

4pc Bathroom 7'10" x 13'4"

Bedroom 7'4" x 9'4"

Bedroom 9'11" x 11'9"

Primary Bedroom 13'2" x 11'9"

4pc Bathroom 7'3" x 9'3"

Bedroom 7'11" x 13'4"

Kitchen 13'1" x 15'7"

Dining room 14'7" x 12'1"

Living room 15'1" x 19'4"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.jesseeast.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.