



# 1201 Kelglen Crescent Kelowna British Columbia

\$989,900

Nearly a quarter acre of fully fenced and gated land offering exceptional parking, a detached shop and future development potential. The mid-century modern home features 3 bedrooms, 2 bathrooms and a large partially covered patio for outdoor entertaining. The detached shop provides excellent space for hobbies, vehicles, storage or projects, while the property also includes a garden shed, RV sani dump and 30-amp hookup. MF1 zoning provides residential development flexibility and may allow opportunities for additional housing, including a duplex or carriage house, subject to City of Kelowna regulations, site requirements and approvals. The generous lot, gated access and existing improvements make this an ideal setup for RVs, multiple vehicles or anyone needing a dedicated workshop. Located close to downtown and Okanagan Lake, with restaurants, shopping, beaches and recreation nearby. A rare combination of usable land, central location, zoning flexibility and future potential. Property is currently tenanted; minimum 24-48 hours' notice required for showings. Measurements are approximate and should be verified by the Buyer if deemed important. (id:6769)

Other 20'9" x 6'6"

Laundry room 5'8" x 10'1"

Bedroom 12'6" x 11'0"

Kitchen 17'8" x 11'4"

3pc Bathroom 8'6" x 6'11"

3pc Ensuite bath 8'9" x 10'1"

Storage 7'4" x 5'3"

Primary Bedroom 11'1" x 20'8"

Bedroom 11'7" x 20'5"

Living room 18'3" x 19'7"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick  
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Royal

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