



# 1233 Ethel Street Kelowna British Columbia

\$825,000

DEVELOPMENT & INVESTMENT POTENTIAL - The perfect build site or holding property. There's so much future redevelopment in this fantastic location! Strategically positioned close to Clement Avenue and between Richter Street and Gordon Drive; 3 busy Transit Supportive Corridors. Featuring a 1940's adorable character home situated on a desirable lot with laneway access. The bright sun filled home with original hardwood was previously a 4-bed home has been converted to a 2 bedroom but could be changed back easily. Great layout with family room conveniently located off the kitchen. Nice sized main floor bedroom features a two-piece ensuite. Lane accessed backyard with covered deck, fruit trees, garden and fully fenced for privacy or pets. This home will make a great home, rental property, or could be part of a larger multi-family future development. Zoned RU4, Duplex Housing, and has future land use designation of core area neighborhood (C-NHD). This property will be pre zoned MF1 which will allow up to 6 units depending on development regulations (any combination of duplex, carriage house, secondary suites, or principal dwelling). Close to numerous city amenities as located close to the downtown Cultural District. Numerous designated bike routes and corridors close by including Rail Trail, Cawston and Ethel bike routes. Schools nearby and a short walk or bike ride to Okanagan Lake, restaurants, Prospera Place, public transit, shopping and much more. (id:6769)

Primary Bedroom 26'11" x 8'5"  
Pantry 8'1" x 7'9"  
3pc Bathroom 5'11" x 6'10"  
Bedroom 11'7" x 14'1"

2pc Bathroom 3'7" x 6'10"  
Bedroom 10'11" x 10'1"  
Living room 14' x 13'3"  
Kitchen 12'7" x 13'3"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://www.lizathans.com/>



Royal

**LePage Kelowna**

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