



170 Mugford Road Kelowna British Columbia

\$1,299,000

RARE DEVELOPMENT OPPORTUNITY -- UC4 ZONING ON .49 ACRES! Outstanding value for developers & investors! This property represents one of the best land opportunities on the market in one of Kelowna's fastest-growing urban centres. Zoned UC4, the site supports potential for up to six storeys (buyer to verify) and forms part of a larger land assembly opportunity exceeding one acre--ideal for future multifamily or mixed-use development. Perfectly positioned in a high-demand area, this location offers convenience, connectivity, and growth. Minutes to UBCO, Kelowna International Airport, major shopping, schools, and transit, the property is strategically located to serve the expanding North Kelowna and University District corridor--an area primed for densification and long-term appreciation. The existing home adds flexibility and holding value, featuring 3 bedrooms, 1 bathroom, and a warm cabin-style charm with an open kitchen, cozy living areas, and an upper loft ideal for a tenant suite, studio, or office. A full unfinished basement and a large detached garage/workshop enhance storage and functionality--ideal for interim rental income or home-based business use while development plans progress. Whether your strategy is land banking, assembling, or developing, this property delivers rare scale, zoning, and location advantages--making it a premier investment opportunity in Kelowna's evolving urban landscape. (id:6769)

Bedroom 10'0" x 11'10"

Recreation room 10'0" x 19'10"

Dining nook 6'3" x 9'0"

Kitchen 14'0" x 11'7"

Living room 12'0" x 11'8"

Dining room 8'4" x 5'8"

Full bathroom 8'0" x 7'9"

Mud room 9'6" x 10'0"

Primary Bedroom 12'9" x 9'6"

Bedroom 8'3" x 9'6"

Listing Presented By:



Originally Listed by:

REMAX Kelowna - Stone Sisters



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.