



2150 BURNETT Street Kelowna British Columbia

\$1,150,000

A rare 0.22-acre corner lot in the heart of Central Kelowna--an exceptional redevelopment or long-term investment opportunity surrounded by rapid neighbourhood transformation. Set on a prominent, flat corner with lane access, this property offers the land attributes that drive strong future value: multiple access points, generous frontage, mature privacy, & a location poised for continued growth. Wide open yard space, excellent separation from neighbouring homes, & a position that stands out within an area increasingly defined by modern infill & multi-unit development. The existing home provides approx. 1,335 sq. ft. of comfortable living with 3 bedrooms, 2 bathrooms, a bright living area with large picture windows, & a lower-level recreation room. A substantial crawl space spans nearly half the home, providing practical storage for those who wish to rent, hold, or live in the property while planning future use. A large detached garage & additional parking off the laneway enhance versatility for vehicles or equipment. The lot is enriched with mature trees--including two apple trees, a peach tree, & a beautiful hawthorn--creating natural shade & charm that is increasingly uncommon in central urban settings. This location is unmatched: just minutes to Kelowna General Hospital, care facilities, beaches, shopping, schools, parks, & major transit routes. It's a walkable, highly connected neighbourhood that continues to attract both homeowners & developers. For builders, investors, or those seeking a strategic land hold, this property offers scale, access, & future flexibility in one of Kelowna's most desirable core districts. Large corner lots of this calibre are increasingly uncommon--offering a rare chance to secure a footprint with genuine long-term upside. (id:6769)

Bedroom 13'4" x 10'2"

Full bathroom 6'0" x 7'1"

Full bathroom 8'0" x 3'9"

Dining room 8'8" x 9'3"

Recreation room 12'6" x 13'9"

Living room 21'6" x 12'0"

Primary Bedroom 11'8" x 10'6"

Kitchen 12'5" x 8'7"

Bedroom 11'8" x 10'0"

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Originally Listed by:

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