



## 3259 St. Amand Road Kelowna British Columbia

**\$1,888,000**

Welcome to 3259 St. Amand Road! A prime development opportunity in a rapidly growing neighborhood. This 0.59-acre property offers excellent potential for a three-storey townhouse development, surrounded by active residential growth. With four properties across the street already sold for townhouse projects, this area has clearly been identified as a strong development corridor. Backing onto 14 acres of farmland, the site offers a rare blend of future density and a private, serene backdrop, while remaining close to schools, parks, urban amenities, and public transit—making it highly attractive to families and professionals. A current rezoning application for MF2 townhouse zoning is underway, positioning the property for a well-planned project with ample parking, green space, and modern amenities. Ongoing development in the surrounding area further reinforces the long-term growth potential. The adjacent 0.34-acre parcel is also available, creating a combined 0.93-acre (40,510 sq ft) assembly, offering a rare opportunity to maximize density in one of the city's most promising growth areas. Build with confidence and capitalize on a location poised for continued expansion.

(id:6769)

Storage 12'11" x 9'1"

Living room 28'1" x 16'1"

Recreation room 22'5" x 28'2"

3pc Ensuite bath Measurements not available

Mud room 7'9" x 13'5"

Bedroom 10'9" x 11'5"

4pc Bathroom Measurements not available

Laundry room 5'4" x 5'11"

Primary Bedroom 14'11" x 14'6"

Living room 24'0" x 14'4"

Dining room 14'7" x 12'1"

Kitchen 9'3" x 11'4"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd



Royal

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