

# 375 Moyer Road Kelowna British Columbia

$1,500,000

375 Moyer Road offers over one acre of prime developable land directly adjacent to Edith Gay Park in Kelowna's North Rutland neighbourhood. Designated as S-RES (Suburban Residential) under the City of Kelowna's Official Community Plan, the property supports a variety of residential development opportunities, including multi-lot subdivision, single-detached homes, duplexes, carriage houses, and small-scale ground-oriented multi-unit housing. The generous parcel size and park-side setting make this an ideal site for builders, developers, or investors looking to capitalize on residential infill in an established family area near Rutland Elementary, Rutland Middle, and Rutland Senior Secondary schools, transit, shopping, Highway 97, UBCO, and Kelowna International Airport. The property currently includes a livable four-bedroom, 1.5-bathroom home with approximately 2,900 square feet of space, a functional main layout, and a versatile lower level. (id:6769)

Den 24'0'' x 13'0''
3pc Bathroom Measurements not available
Bedroom 12'0'' x 11'0''
Bedroom 13'0'' x 11'0''
Family room 22'0'' x 13'0''
Laundry room 7'0'' x 5'0''
4pc Bathroom Measurements not available
Bedroom 14'0'' x 10'0''
Bedroom 14'0'' x 11'0''
Primary Bedroom 14'0'' x 11'0''
Kitchen 18'0'' x 13'0''
Dining room 15'0'' x 12'0''
Living room 28'0'' x 12'0''

Listing Presented By:

Originally Listed by:
Coldwell Banker Horizon Realty

http://www.rainegroup.ca/

**Royal LePage Kelowna**

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