



# 910 El Paso Road Kelowna British Columbia

\$1,100,000

**\*WELCOME HOME\*** Nestled along picturesque orchards and established neighbourhoods, this extraordinary duplex is situated in a prime location only 8 km's to the University of British Columbia Okanagan, 9 km's to Kelowna's International Airport, 2.5 km's to downtown Rutland, and an array of amenities including Rutland Central Commercial District, all levels of schools, Plaza 33, Rutland YMCA and Rutland Athletic Fields. The El Paso property located in desirable Rutland boasts spectacular Southwest views overlooking the City of Kelowna, stunning Lake Okanagan and the surrounding mountains. World renowned Big White Ski Resort for new and seasoned snow enthusiasts is only 50 km's away from your front door. Explore the multiple possibilities associated with this property: two move-in ready up and down spaces perfect as rental units until you are ready to build your forever home, live in one self-contained unit while family resides in the other, and for the business-minded individual, the possibilities to further explore RR2 zoning opportunities through the City of Kelowna. Significant updates include a new roof, windows and carpet~ A complete list of improvements is available. Please note: Short-term rental business license applications are not being accepted at this time due to Council's adoption of the proposed amendments to the program, as well as the Provincial Legislation; however, Council will be meeting this fall to review the short-term rental regulations. (id:6769)

4pc Bathroom 10'11" x 5'9"  
 Kitchen 11'5" x 11'7"  
 Dining room 8'9" x 11'10"  
 Living room 20'6" x 11'5"  
 Primary Bedroom 12'4" x 11'5"  
 Bedroom 10'11" x 12'

Other 14'6" x 11'  
 Bedroom 9'2" x 11'4"  
 4pc Bathroom 9'3" x 6'1"  
 Primary Bedroom 12'7" x 11'2"  
 Living room 22'2" x 11'2"  
 Kitchen 16'10" x 11'4"

Storage 19'8" x 11'  
 Other 15'3" x 5'0"

Dining room 8'8" x 11'4"  
 Foyer 15'4" x 6'2"

Listing Presented By:



Originally Listed by:  
Realty One Real Estate Ltd



Royal

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