

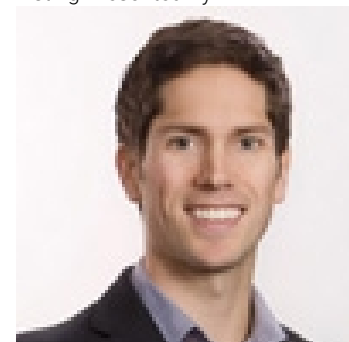


## 945 Melrose Street Kelowna British Columbia

\$475,000

GST PAID! Bring your own builder to this 0.16-acre lot with a 66' by 113' lot, this gently sloped property offers the perfect opportunity for a new buyer to construct a walk-out rancher-style home. With homes already built behind, you can build your home without fear of another home blocking your view. This neighborhood embodies the Okanagan lifestyle, with golfing, hiking, and biking right outside your back door, ensuring no shortage of unforgettable family memories. Located in Black Mountain, one of Kelowna's fastest-growing single-family home communities, you are just 40 minutes from Big White and only 10 minutes from shopping. Being just 4 minutes from elementary schools and 16 minutes from UBCO/Aberdeen Hall, this is a great lot to build your family's forever home without having to move. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.sellingkelownarealestate.com/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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.