



## 325 Sadler Road Kelowna British Columbia

\$649,800

Best priced urban center parcel in Kelowna. (UC4) 6,970sqft lot situated near active transit corridors; 100m to nearest bus stop; within 400m of exchange; >1km to Plaza 33. Water; 3.7m to main (150 AC) operated by Rutland Waterworks; currently surveying for a proposed main upgrade in 2025. Sewage; 100mm PVC service line; 12.70m PL to main. 250mm PVC main on Sadler, operated by the City of Kelowna. Power overhead; house has natural gas; both supplied by Fortis BC. 0m side/rear min setback ; 3m front/flanking min setback. No known environmental issues; trees on property; no transformer on property; 100m to nearest hydrant. (id:6769)

Bedroom 8'6" x 9'6"

Kitchen 14'2" x 11'3"

Living room 17'0" x 11'3"

Full bathroom Measurements not available

Primary Bedroom 11'6" x 12'0"

Full ensuite bathroom 6'4" x 7'9"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.