



# 3259 St. Amand Road Kelowna British Columbia

\$2,888,000

Prime Development Opportunity! Unlock the full potential of this 0.59-acre property situated in a rapidly developing neighborhood. With four properties across the street already sold for townhouse developments, this site is perfect for investors looking to capitalize on a prime residential project. This property is ideally suited for a three-story townhouse development, offering an excellent investment opportunity. Backing onto 14 acres of farmland, future residents will enjoy a private and serene backdrop while benefiting from proximity to urban amenities, parks, schools, and public transit. It's a highly desirable location for young families and professionals alike. With a current rezoning application for MF2 townhouse zoning, the site is primed for development and can accommodate a well-planned project with ample parking, green spaces, and other amenities. Strong community growth is evident, with adjacent land developments already underway, signaling a thriving area poised for continued expansion. Additionally, the adjacent 0.34-acre property is available, bringing the total potential assembly to 0.93 acres (40,510 sq ft). This offers a rare opportunity to build confidently and strategically in one of the city's most promising growth areas. Don't miss out on this chance to position yourself for success. (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"

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