



4055 McClain Road Kelowna British Columbia

\$805,000

Discover the opportunity this one-acre property offers in a quiet and desirable neighborhood. This is a true project property, best suited for buyers prepared to take on a substantial renovation or consider starting fresh. The value here lies in the generous lot size, the setting, and the flexibility to create a home that fully aligns with your vision and long-term goals. The existing structures, including the main home, a self-contained suite, a basement, and a separate shop, provide a framework for those looking to rework or rebuild. While the home is in need of significant updating, it offers a base for renovators or builders to reimagine the space to suit their needs—whether multigenerational living, rental potential, hobby space, or a complete redesign. This location enhances the property's appeal, with close proximity to Gallagher's Canyon Golf Club, Myra Canyon Trestles, the Mission Creek Greenway, and the amenities of Gallagher's Village Centre. Essential conveniences such as Orchard Park Shopping Centre, Costco, the Kelowna Farmers' & Crafters' Market, reputable schools, and celebrated wineries including Tantalus Vineyards and Kettle Valley Winery are also just minutes away. For buyers seeking land, privacy, and a project with substantial upside, this one-acre offering presents a rare chance to build something truly suited to your needs. (id:6769)

Other 8'10" x 10'10"	Kitchen 7'9" x 15'
Storage 5'8" x 6'8"	Bedroom 13' x 9'9"
Primary Bedroom 14'7" x 14'11"	Bedroom 18'11" x 9'8"
Gym 11'4" x 9'3"	4pc Ensuite bath 5'9" x 9'9"
Bedroom 11'4" x 19'3"	Storage 11' x 7'3"
5pc Bathroom 14'8" x 6'8"	Living room 16'2" x 22'11"
3pc Ensuite bath 8'7" x 7'3"	Kitchen 14'6" x 19'2"

Unfinished Room 14' x 37'	Dining room 13'2" x 10'11"
Unfinished Room 16'3" x 33'6"	1pc Bathroom 3'2" x 6'7"

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Originally Listed by:
eXp Realty (Kelowna)

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Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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