

# \$2,999,000 - 305 & 295 Clarissa Road, Kelowna

MLS® #10317011

**\$2,999,000**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Single Family on 1.48 Acres

Rutland South, Kelowna, British Columbia

**\*\*DEVELOPER ALERT\*\*** RARE opportunity to develop 1.48 acres (64,468.80 sq ft) of MF2 zoned land in the heart of Rutland South. MF2 zoning supports row townhomes up to 3 storeys high. The property currently features a single family home and a Tenanted fourplex (mo. to mo.). Walking distance to Ecole Belgo Elementary School, Transit and is across the street from Belgo Park. Close to many restaurants, shopping, schools, Rutland arena and the YMCA. Bring your development ideas, potential FAR of approx 1.0 (id:6289)

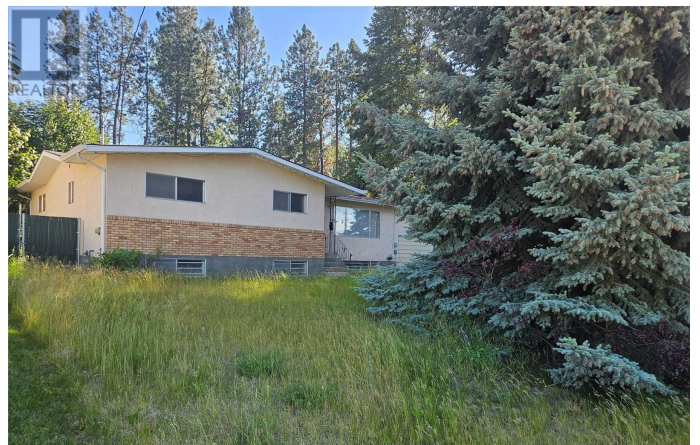
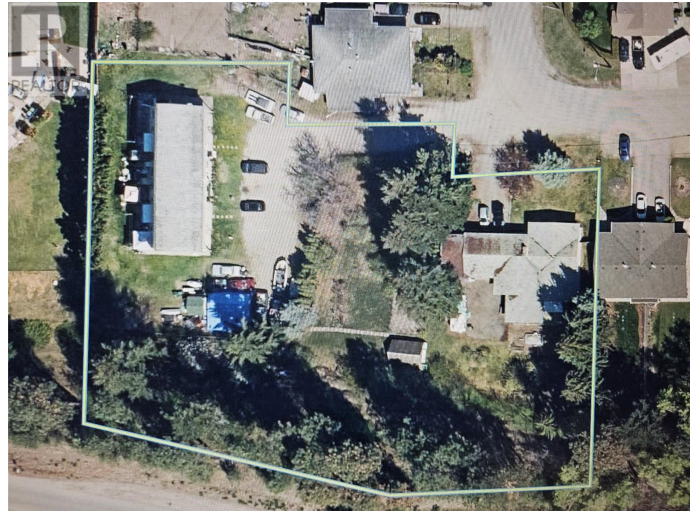
Built in 1967

## Essential Information

Listing #	10317011
Price	\$2,999,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,400
Acres	1.48
Year Built	1967
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	305 & 295 Clarissa Road
Subdivision	Rutland South
City	Kelowna



Province British Columbia  
Postal Code V1X1C7

### Amenities

Parking Spaces 9  
Parking Attached Garage, RV  
# of Garages 3

### Interior

Heating Forced air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood  
# of Stories 2

### Exterior

Roof Asphalt shingle

### Additional Information

Zoning Unknown

### Listing Details

Listing Office Royal LePage Kelowna



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Listing information last updated on October 13th, 2025 at 11:46am CDT