

# \$1,396,000 - 3249 St. Amand Road, Kelowna

MLS® #10325586

**\$1,396,000**

5 Bedroom, 3.00 Bathroom, 2,449 sqft

Single Family on 0.34 Acres

Lower Mission, Kelowna, British Columbia

Prime Development Opportunity! Unlock the full potential of this 0.34-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 0.59-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:6289)

Built in 1970



## Essential Information

Listing #	10325586
Price	\$1,396,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,449
Acres	0.34
Year Built	1970
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	3249 St. Amand Road
Subdivision	Lower Mission
City	Kelowna
Province	British Columbia
Postal Code	V1W3P2

## Amenities

Parking Spaces	7
Parking	Additional Parking, Attached Garage
# of Garages	3

## Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Electric Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2

## Exterior

Exterior	Brick, Vinyl siding
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office Century 21 Assurance Realty Ltd



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