

# \$1,375,000 - 440 Asher Road, Kelowna

MLS® #10340950

**\$1,375,000**

3 Bedroom, 1.00 Bathroom, 1,200 sqft

Single Family on 0.24 Acres

Rutland North, Kelowna, British Columbia

Presenting an exceptional land assembly with amazing potential for a 6 to 9 storey multifamily building and the opportunity to do a rental-purposed build. Located within 400 meters of a major transit exchange, this site qualifies for parking exemptions, enhancing development efficiency and affordability. With favorable zoning and strong population growth, the site is ideally positioned to meet Kelowna's rising housing demand. Proximity to key amenities—including schools, shopping, parks, and UBCO this is a chance for developers and investors to capitalize on a high-density project in one of Kelowna's fastest-growing urban neighborhoods. (id:6289)

Built in 1964

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10340950      |
| Price          | \$1,375,000   |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 1,200         |
| Acres          | 0.24          |
| Year Built     | 1964          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Other         |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 440 Asher Road   |
| Subdivision | Rutland North    |
| City        | Kelowna          |
| Province    | British Columbia |
| Postal Code | V1X3H7           |

### **Amenities**

|                |                    |
|----------------|--------------------|
| Parking Spaces | 2                  |
| Parking        | Additional Parking |

### **Interior**

|              |                          |
|--------------|--------------------------|
| Heating      | Electric Forced air      |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood siding  |
| Roof     | Tar & gravel |

### **Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty (Kelowna) |
|----------------|----------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 6:46pm CDT