

\$1,375,000 - 435 Dougall Road N, Kelowna

MLS® #10351107

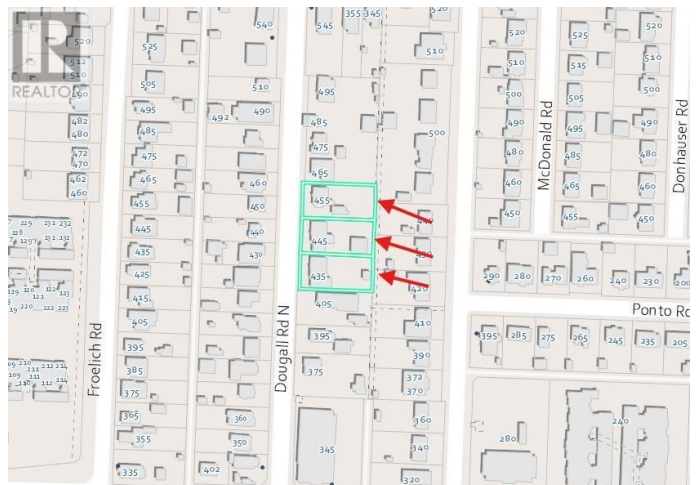
\$1,375,000

4 Bedroom, 2.00 Bathroom, 2,352 sqft

Single Family on 0.26 Acres

Rutland North, Kelowna, British Columbia

RARE DEVELOPMENT OPPORTUNITY in the rapidly growing Rutland Urban Centre! This 3-lot land assembly at 435, 445 & 455 Dougall Road North offers a combined total of 0.78 acres with outstanding potential for a multi-family development. With a combined list price of \$3,973,000, the site supports potential for up to 6 storeys and a 1.8+ FAR (to be confirmed with the City of Kelowna). Centrally located within walking distance to schools, parks, shopping, public transit, and daily amenities, this high-exposure site is perfectly positioned in one of Kelowna's most active development corridors. Rutland is a key support area for UBCO, making this a highly attractive location for rental housing or long-term investment. Ideal for developers or investors looking to capitalize on Kelowna's strong population growth and increasing housing demand. Don't miss this chance to secure a prime assembly in a strategic urban location. (id:6289)



Built in 1974

Essential Information

Listing #	10351107
Price	\$1,375,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,352
Acres	0.26

Year Built	1974
Type	Single Family
Sub-Type	Freehold

Community Information

Address	435 Dougall Road N
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1X3K5

Amenities

Amenities	Airport, Schools, Shopping
Features	Level lot
Parking Spaces	2
Parking	Carport
# of Garages	1

Interior

Appliances	Refrigerator, Dryer, Range - Electric, Microwave, Washer
Heating	Electric Baseboard heaters, Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Level, Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Kelowna
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