

\$1,855,000 - 240 Pemberton Road, Kelowna

MLS® #10332366

\$1,855,000

4 Bedroom, 3.00 Bathroom, 2,291 sqft

Single Family on 0.21 Acres

Rutland South, Kelowna, British Columbia

Prime Development Opportunity in a Highly Desirable Location! 4 Bed + Den | 3 Bath | 2250 Sq Ft | 2-3 Motorhome Parking Spaces

This expansive home presents an incredible opportunity for investors and developers, offering generous living space and multiple potential uses. With a prime location that's™ walking distance to markets, transit, schools, and just a 20-minute bus ride to UBCO or Okanagan College, this property is ready for its next chapter! Key Features: 4 Bedrooms + Den/Office 3 Bathrooms on Main Floor Extra Large Basement Rec Room " Additional living space Basement Den/Office/Bedroom with large window and closet Total Living Space: 2250 sq ft Driveway Space: Accommodates up to 2-3 motorhomes or 4 vehicles Two Decks: One off the kitchen and another attached to the primary bedroom, ideal for a potential rental suite Overlooks a Beautiful Park Cambie Road Frontage with Lane Access at the rear Perfect for Development: This property is part of a consolidation of 5 properties (215-225 Cambie Rd and 210-230-240 Pemberton Rd) and is located in a prime transit-oriented area. With the UC-Urban zoning under the new Provincial Legislation, this site allows for 2.5 FAR and offers potential for 6-story construction. Whether you're™ looking to hold, renovate, or explore development opportunities, this is a rare find in a fast-growing neighborhood.

(id:6289)



Built in 1965

Essential Information

Listing #	10332366
Price	\$1,855,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,291
Acres	0.21
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	240 Pemberton Road
Subdivision	Rutland South
City	Kelowna
Province	British Columbia
Postal Code	V1X3H4

Amenities

Parking	Surfaced
View	View (panoramic)

Interior

Appliances	Refrigerator, Range - Electric
Heating	Forced air, See remarks
Cooling	See Remarks
# of Stories	1

Exterior

Exterior	Cedar Siding
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Oakwyn Realty Okanagan



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