

# \$1,800,000 - 396 Moubray Road, Kelowna

MLS® #10354521

**\$1,800,000**

7 Bedroom, 4.00 Bathroom, 4,602 sqft

Single Family on 0.54 Acres

North Glenmore, Kelowna, British Columbia

Prime Development Opportunity - 8 UNIT DEVELOPMENT " Full Duplex with Suite on 0.54 Acres Adjacent to Ballou Park Strategically located next to the newly developed Ballou Park, this full duplex"with a basement suite on one side"sits on a 0.54-acre lot offering excellent holding income and long-term potential. The site boasts valley views and comes with plans in place for 4 new duplexes (8 units total). This is a turnkey opportunity for developers or investors seeking a nearly shovel-ready infill project in a rapidly growing area. Surrounded by new infrastructure and green space, this property offers strong upside in both density and desirability. Property outlines are approximate and may not be exact. Actual property lines may vary. Please Reach out to listing agent for more information and the proposed building plans. (id:6289)

Built in 1965

## Essential Information

Listing #	10354521
Price	\$1,800,000
Bedrooms	7
Bathrooms	4.00
Square Footage	4,602
Acres	0.54
Year Built	1965
Type	Single Family



Sub-Type	Freehold
Style	Split level entry

### Community Information

Address	396 Moubray Road
Subdivision	North Glenmore
City	Kelowna
Province	British Columbia
Postal Code	V1V1R4

### Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping
Features	Level lot, Corner Site, One Balcony
Parking Spaces	8
Parking	Carport
# of Garages	1
View	City view, Mountain view, View (panoramic)

### Interior

Appliances	Refrigerator, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air
# of Stories	2

### Exterior

Exterior	Stucco, Wood siding
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

### Additional Information

Zoning	Multi-Family
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### Listing Details

Listing Office	Century 21 Assurance Realty Ltd
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