

\$850,000 - 470 Gerstmar Road, Kelowna

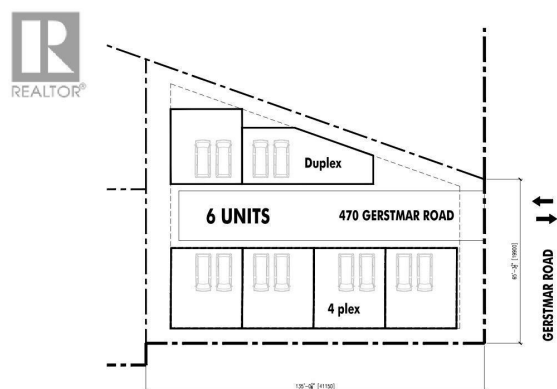
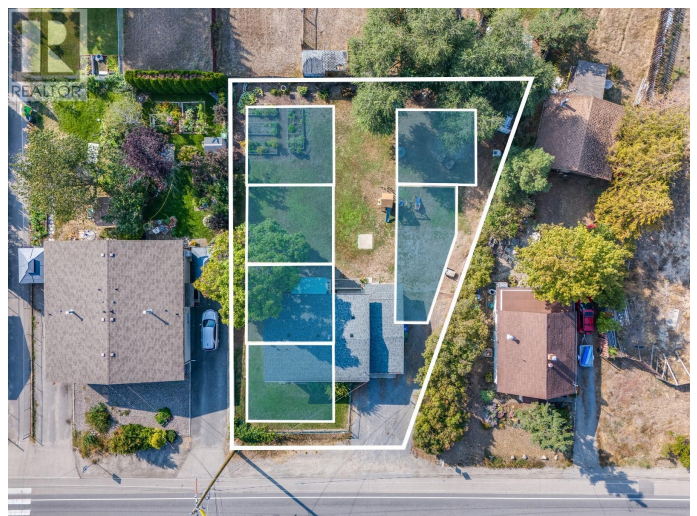
MLS® #10363754

\$850,000

3 Bedroom, 2.00 Bathroom, 1,368 sqft
Single Family on 0.28 Acres

Rutland South, Kelowna, British Columbia

Prime Kelowna development property zoned MF1. This offering includes an updated suited home on a 0.28-acre lot, providing rental income while you move through the city's approval process—a smart way to cover holding costs. Key updates to the home include A/C (July 2022), Furnace (October 2019), and a roof replaced in August 2020. The City of Kelowna has already expressed support for a 6-unit townhome development, and Lime Architecture, who have prepared preliminary schematics and know the site well, can be engaged to fast-track approvals. This is a true pick-it-up-and-go development site. Concept plans call for six modern townhomes, each approx. 1,980 sq.ft., designed with 3 bedrooms, double-car garages, and private yards. The product is perfectly suited for small families and first-time homebuyers, making it highly desirable in today's Kelowna market. The location is unbeatable, situated in the heart of Rutland, close to everything you need: schools, parks, shopping, and public transit. Just 10–15 minutes from Downtown Kelowna, UBC Okanagan, and Okanagan College, the site offers convenience for future homeowners and strong fundamentals for developers. Whether you're looking to build and sell or hold as a rental investment, 470 Gerstmar Road is a rare chance to secure a turnkey multi-family development property in one of Kelowna's fastest-growing areas. Call today for more info! (id:6289)



Built in 1970

Essential Information

Listing #	10363754
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,368
Acres	0.28
Year Built	1970
Type	Single Family
Sub-Type	Freehold

Community Information

Address	470 Gerstmar Road
Subdivision	Rutland South
City	Kelowna
Province	British Columbia
Postal Code	V1X4B1

Amenities

Amenities	Golf Nearby, Public Transit, Airport, Park, Recreation, Schools, Shopping, Ski area
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Features	Level lot
Parking Spaces	6
Parking	Additional Parking, Carport
# of Garages	1
View	Mountain view, View (panoramic)

Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Oven, Washer
Heating	Electric Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped, Level

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Vantage West Realty Inc.



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Listing information last updated on October 14th, 2025 at 2:01pm PDT