

\$1,500,000 - 170 Mugford Road, Kelowna

MLS® #10366547

\$1,500,000

3 Bedroom, 1.00 Bathroom, 1,516 sqft

Single Family on 0.49 Acres

Rutland North, Kelowna, British Columbia

RARE DEVELOPMENT OPPORTUNITY â€” UC4 ZONING ON .49 ACRES! Outstanding value for developers & investors! This property represents one of the best land opportunities on the market in one of Kelownaâ€™s fastest-growing urban centres. Zoned UC4, the site supports potential for up to six storeys (buyer to verify) and forms part of a larger land assembly opportunity exceeding one acreâ€”ideal for future multifamily or mixed-use development. Perfectly positioned in a high-demand area, this location offers convenience, connectivity, and growth. Minutes to UBCO, Kelowna International Airport, major shopping, schools, and transit, the property is strategically located to serve the expanding North Kelowna and University District corridorâ€”an area primed for densification and long-term appreciation. The existing home adds flexibility and holding value, featuring 3 bedrooms, 1 bathroom, and a warm cabin-style charm with an open kitchen, cozy living areas, and an upper loft ideal for a tenant suite, studio, or office. A full unfinished basement and a large detached garage/workshop enhance storage and functionalityâ€”ideal for interim rental income or home-based business use while development plans progress. Whether your strategy is land banking, assembling, or developing, this property delivers rare scale, zoning, and location advantagesâ€”making it a premier investment opportunity in Kelownaâ€™s evolving urban landscape.



(id:6289)

Built in 1940

Essential Information

Listing #	10366547
Price	\$1,500,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,516
Acres	0.49
Year Built	1940
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	170 Mugford Road
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1X2E2

Amenities

Amenities	Public Transit, Airport, Park, Recreation, Schools, Shopping, Ski area
Features	Level lot
Parking Spaces	20
Parking	Additional Parking, Detached Garage, Rear, RV, See Remarks
# of Garages	2

Interior

Heating	Forced air
# of Stories	3

Exterior

Exterior Features	Level
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office RE/MAX Kelowna - Stone Sisters



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