

# \$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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