

\$1,299,000 - 455 Dougall Road N, Kelowna

MLS® #10350814

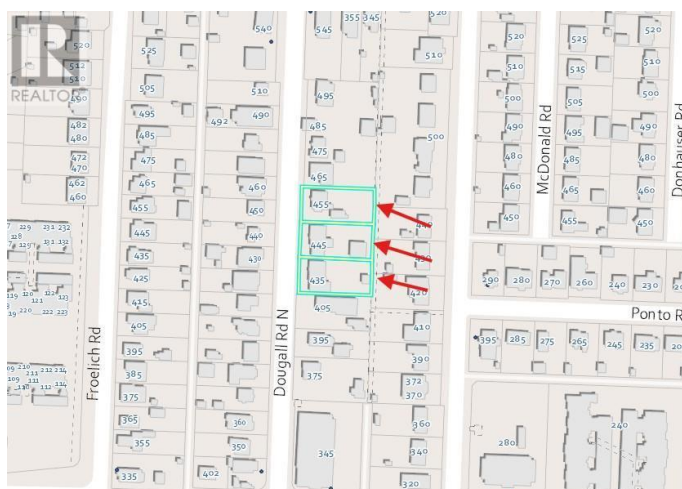
\$1,299,000

4 Bedroom, 2.00 Bathroom, 2,112 sqft

Single Family on 0.26 Acres

Rutland North, Kelowna, British Columbia

RARE DEVELOPMENT OPPORTUNITY in the rapidly growing Rutland Urban Centre! This 3-lot land assembly at 435, 445 & 455 Dougall Road North offers a combined total of 0.78 acres with outstanding potential for a multi-family development. With a combined list price of \$3,973,000, the site supports potential for up to 6 storeys and a 1.8+ FAR (to be confirmed with the City of Kelowna). Centrally located within walking distance to schools, parks, shopping, public transit, and daily amenities, this high-exposure site is perfectly positioned in one of Kelowna's most active development corridors. Rutland is a key support area for UBCO, making this a highly attractive location for rental housing or long-term investment. Ideal for developers or investors looking to capitalize on Kelowna's strong population growth and increasing housing demand. Don't miss this chance to secure a prime assembly in a strategic urban location. (id:6289)



Built in 1958

Essential Information

| | |
|----------------|-------------|
| Listing # | 10350814 |
| Price | \$1,299,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Square Footage | 2,112 |
| Acres | 0.26 |

| | |
|------------|---------------|
| Year Built | 1958 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Ranch |

Community Information

| | |
|-------------|--------------------|
| Address | 455 Dougall Road N |
| Subdivision | Rutland North |
| City | Kelowna |
| Province | British Columbia |
| Postal Code | V1X3K8 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 1 |
| Parking | Additional Parking, Detached Garage |
| # of Garages | 1 |

Interior

| | |
|--------------|--------------------------|
| Heating | Forced air, See remarks |
| Cooling | Central air conditioning |
| # of Stories | 2 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior | Stucco |
| Exterior Features | Underground sprinkler |
| Roof | Asphalt shingle |

Additional Information

| | |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Kelowna |
|----------------|----------------|



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