

# \$1,299,000 - 445 Dougall Road N, Kelowna

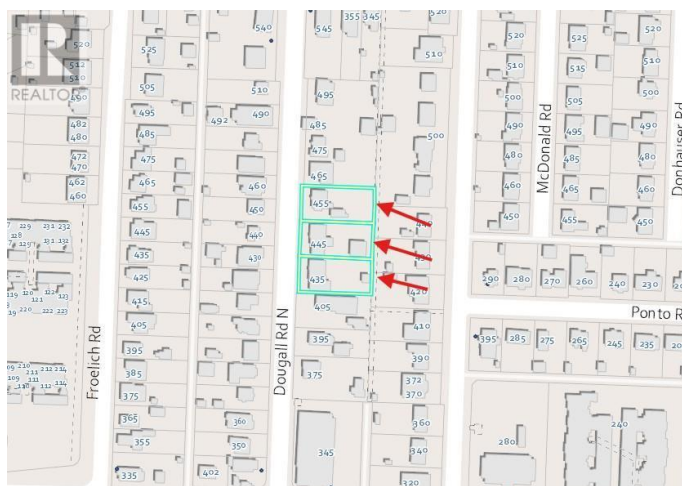
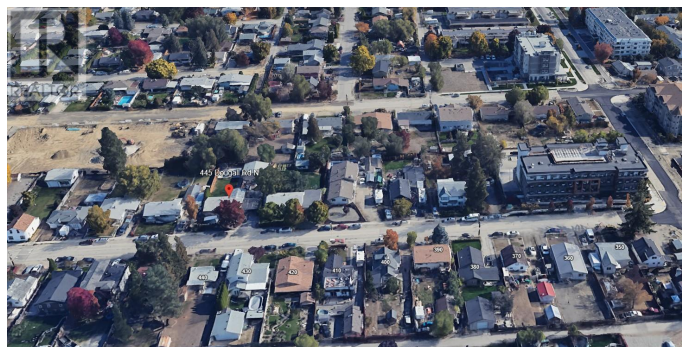
MLS® #10351113

**\$1,299,000**

6 Bedroom, 3.00 Bathroom, 2,235 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 1966

## Essential Information

Listing #	10351113
Price	\$1,299,000
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Square Footage	2,235

Acres	0.26
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

### Community Information

Address	445 Dougall Road N
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1X3K8

### Amenities

Parking Spaces	10
Parking	Detached Garage, Heated Garage, Oversize, RV, See Remarks
# of Garages	2
View	Mountain view, View (panoramic)
Has Pool	Yes
Pool	Inground pool, Outdoor pool, Pool

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1

### Exterior

Exterior	Vinyl siding
Exterior Features	Underground sprinkler
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
--------	---------

### Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 10:46am MDT