

\$1,699,000 - 170 Mugford Road, Kelowna

MLS® #10351650

\$1,699,000

3 Bedroom, 1.00 Bathroom, 1,516 sqft

Single Family on 0.49 Acres

Rutland North, Kelowna, British Columbia

Rare opportunity—this is the largest UC4-zoned property currently available in the area. With over an acre of potential land assembly, this site offers prime development opportunity in one of Kelowna's most convenient locations. Zoned UC4, the property allows for the possibility of constructing up to 6 storeys (buyer to verify), making it ideal for future multifamily or mixed-use development. Centrally located and minutes from everything—schools, shopping, UBCO, Kelowna International Airport, and even Big White—this location supports both lifestyle and long-term investment goals. The existing home is clean, move in ready and full of character and functionality, offering 3 bedrooms and 1 bathroom with a cozy, cabin-style aesthetic. The eat-in kitchen is equipped with stainless steel appliances, a gas range, and wood cabinetry, while the living and dining areas create a welcoming space for everyday living or entertaining. Two bedrooms and a full bath complete the main floor, with a unique upper-level loft that doubles as a bedroom and rec space or studio. The unfinished basement spans the full footprint of the home, offering great storage or future development potential. Outside, a large detached garage and workshop provide added value for storage, hobbies, or home-based business use. Whether you're holding, developing, or looking for an investment with upside—this property offers both scale and potential in a sought-after central location.



(id:6289)

Built in 1940

Essential Information

Listing #	10351650
Price	\$1,699,000
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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