

# \$1,550,000 - 307 33 Highway E, Kelowna

MLS® #10353248

**\$1,550,000**

5 Bedroom, 2.00 Bathroom, 1,819 sqft

Single Family on 0.28 Acres

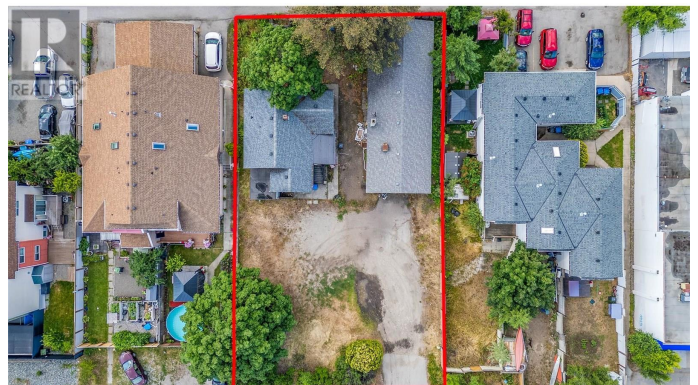
Rutland North, Kelowna, British Columbia

Welcome to 307 Highway 33 East – a rare and valuable .28-acre property situated in one of Kelowna’s most central and rapidly developing areas. Zoned UC4, this lot offers exceptional potential for redevelopment, ideal for multi-family, townhouse, or mixed-use residential projects (subject to city approvals). The property features back alley access, enhancing its redevelopment flexibility and site planning options. Located just minutes from shopping, schools, transit, and major corridors, this location supports strong future demand and walkability. A 5-bedroom, 2-bathroom home with a suite currently sits on the lot, along with a large detached workshop. However, the home is being sold as-is, where-is and priced for land value only, making this an outstanding opportunity for investors, builders, or developers looking to take advantage of the area's growth and strong city support for increased density. Don’t miss this chance to secure a high-potential development site in one of Kelowna’s most accessible and in-demand locations. (id:6289)

Built in 1948

## Essential Information

Listing #	10353248
Price	\$1,550,000
Bedrooms	5



Bathrooms	2.00
Square Footage	1,819
Acres	0.28
Year Built	1948
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	307 33 Highway E
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1X2A4

### Amenities

Amenities	Golf Nearby, Schools, Shopping
Features	Level lot

### Interior

Heating	Forced air
# of Stories	2

### Exterior

Exterior Features	Level
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### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Century 21 Assurance Realty Ltd
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