

# \$1,778,000 - 2237 Richter Street, Kelowna

MLS® #10354104

**\$1,778,000**

3 Bedroom, 1.00 Bathroom, 641 sqft

Single Family on 0.15 Acres

Kelowna South, Kelowna, British Columbia

INVESTOR AND DEVELOPER ALERT! 0.53 Acres Land Assembly. 176.46' W x 129.94' D. MF4 Zoning, in the Transit Oriented Area, on the Transit Corridor. Allows for Commercial Retail Units on the ground level. Future Land Use is C-HTH (Core Area "Health District) designation" part of the 2040 Official Community Plan and reflected in the Zoning Bylaw"allows a mix of institutional, residential, and commercial uses tailored to support the Kelowna General Hospital area. Maximum Base Density is 2.5 FAR, with 0.3 FAR bonus available for purpose built rental or affordable housing. Max Site Coverage 65%. Must be sold in Land Assembly the Cooperating Properties: 2243 Richter St, 2253 Richter St, 2257 Richter St. Conceptual Design and Brochure will be made available shortly. (id:6289)

Built in 1940

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10354104      |
| Price          | \$1,778,000   |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 641           |
| Acres          | 0.15          |
| Year Built     | 1940          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Ranch    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2237 Richter Street |
| Subdivision | Kelowna South       |
| City        | Kelowna             |
| Province    | British Columbia    |
| Postal Code | V1Y2N9              |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Public Transit, Park, Recreation, Schools, Shopping      |
| Utilities | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
| Features  | Level lot                                                |

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Forced air               |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Level |
|-------------------|-------|

### Additional Information

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

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Realty One Real Estate Ltd |
|----------------|----------------------------|



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