

# \$819,900 - 1754 Ethel Street, Kelowna

MLS® #10356630

**\$819,900**

5 Bedroom, 1.00 Bathroom, 2,565 sqft  
Single Family on 0.23 Acres

Kelowna South, Kelowna, British Columbia

.23-Acre Development Lot with Assembly Potential. This is your chance to secure a .23-acre development lot in a rapidly evolving area just minutes from downtown Kelowna. With 71 feet of frontage along Ethel Street and 143 feet along Saucier Avenue, the site offers excellent street exposure and flexibility in design. Ideally suited for townhome development under the new Official Community Plan, this property presents outstanding potential for investors and builders alike. There is an opportunity to build up to 10 stacked townhouse units on this lot alone. Alternatively, you could choose to renovate the existing home and bring it back to life. The current layout features 3 bedrooms and 1 bathroom on the main floor, a full-sized stand-up attic, and a partially finished basement that includes 2 additional bedrooms, a rec room, workshop area, and a cooler/wine room—making it a great candidate for those looking to blend character with functionality. Whether you're looking to build and hold, renovate and live, develop a small-scale multi-unit project, or explore a larger assembly opportunity, this property is well-positioned for growth. Don't miss your chance to invest in a high-potential site with both standalone and assembly value. (id:6289)

Built in 1933

## Essential Information



Listing #	10356630
Price	\$819,900
Bedrooms	5
Bathrooms	1.00
Square Footage	2,565
Acres	0.23
Year Built	1933
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1754 Ethel Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y2Y9

### Amenities

Parking	Other
---------	-------

### Interior

Heating	Forced air
# of Stories	1

### Additional Information

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

### Listing Details

Listing Office	Real Broker B.C. Ltd
----------------	----------------------



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 6:16am MDT