

\$1,090,000 - 2166 Aberdeen Street, Kelowna

MLS® #10362252

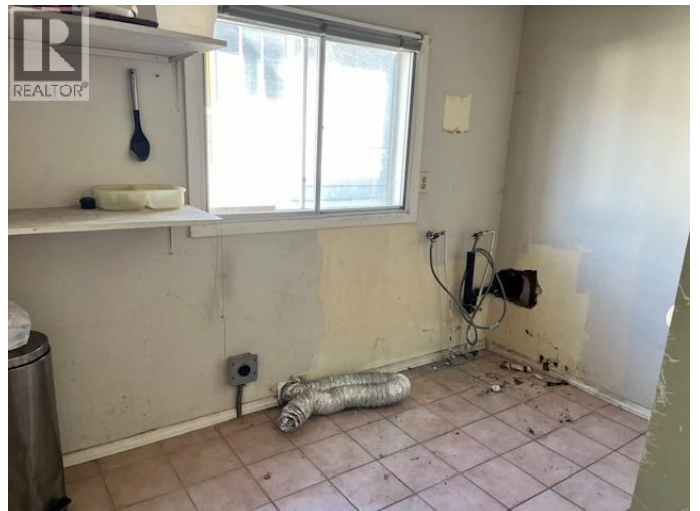
\$1,090,000

9 Bedroom, 3.00 Bathroom, 2,367 sqft

Single Family on 0.13 Acres

Kelowna South, Kelowna, British Columbia

This expansive 9-bedroom, 3-bathroom property with a single garage and alleyway access offers incredible potential for development. Zoned MF4, this site is primed for multi-family development. And with a land assembly, up to 6 stories can be built. While the house itself is in poor condition and a tear down, an estimated renovation quote of \$177,000 is available should you choose to restore the property. A detailed proposal can be shared upon request. Alternatively, the property could serve as a boarding home in its current state, if renovated. The seller has already prepared development plans for a triplex, featuring a duplex with rear access and a charming detached home at the front. Once built, the three units could be sold separately. Located in a highly sought-after and rapidly developing area, this property is just 450 meters from KGH. For even greater potential, consider combining with neighboring properties to pursue up to a 6-story development approval. Demolition costs are approximately \$25,000 (with a quote available), and there is NO ASBESTOS on the premises. A pre-demolition inspection report is available to verify this. This is a prime location and lot, offering a wealth of opportunities for the savvy investor or developer. The appraisal of this property is \$1.35 Million and a copy is attached in supplement. Pictures are of the completed product once constructed as well as some current pictures. (id:6289)



Built in 1930

Essential Information

Listing #	10362252
Price	\$1,090,000
Bedrooms	9
Bathrooms	3.00
Square Footage	2,367
Acres	0.13
Year Built	1930
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2166 Aberdeen Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y2T4

Amenities

Parking	Street
---------	--------

Interior

Heating	Electric Baseboard heaters, Forced air, See remarks
# of Stories	1

Exterior

Exterior	Stucco
Roof	Asphalt shingle

Additional Information

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

Listing Details

Listing Office	Royal LePage 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 12th, 2025 at 7:16pm MDT