

\$729,000 - 1233 Ethel Street, Kelowna

MLS® #10364402

\$729,000

3 Bedroom, 2.00 Bathroom, 1,312 sqft

Single Family on 0.10 Acres

Kelowna North, Kelowna, British Columbia

PRIME DEVELOPMENT OPPORTUNITY IN A GROWTH CORRIDOR Unlock the potential of this ideally located property in one of Kelowna's most exciting redevelopment zones! Nestled between Richter Street and Gordon Drive, just steps from Clement Avenue, this lot lies within three Transit Supportive Corridors offering excellent access and long-term value. Lot is 40x110 the charming 1940s-character home includes laneway access and sits on a flat, versatile lot. Inside, you'll find bright living spaces, original hardwood floors, and a smart layout. Previously a 4 bedroom, it's currently a spacious 2-bedroom but could easily be converted back. The main floor has a large bedroom with a 2-piece en-suite and a family room off the kitchen great for everyday living or rental income. Out back, enjoy a fully fenced yard with mature fruit trees, garden space, a covered deck, and plenty of privacy ideal for pets or entertaining. Zoned RU4 (Duplex Housing) with future land use designated as Core Area Neighborhood (C-NHD), this property is set to be pre-zoned MF1, allowing up to 6 units (subject to city regulations) a mix of duplexes, carriage homes, suites, or multifamily development. Whether building, investing, or holding for future value, this property offers rare flexibility. Walk to the downtown Cultural District, Okanagan Lake, schools, restaurants, Prospera Place, and major bike routes including the Rail Trail, Cawston, and Ethel



corridors. A rare chance in a high-growth location. (id:6289)

Built in 1947

Essential Information

Listing #	10364402
Price	\$729,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,312
Acres	0.10
Year Built	1947
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1233 Ethel Street
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y2W6

Amenities

Amenities	Recreation, Shopping
Features	Level lot
Parking	Surfaced
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Electric, Wood Baseboard heaters, Stove, See remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stucco
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Exterior Features Level
Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Macdonald Realty



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