

\$1,554,440 - 2909 Bouvette Street, Kelowna

MLS® #10347707

\$1,554,440

5 Bedroom, 3.00 Bathroom, 2,190 sqft

Single Family on 0.18 Acres

Kelowna South, Kelowna, British Columbia

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2913 Bouvette Street is in PHASE 2 and there is the option to purchase PHASE 2 only, up to 1.507 acres or 65,644.92 sq ft. At 1.8 FAR, there is a potential 118,160.86 sellable sq ft and up to 150,983.32 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,897,725 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6289)

Built in 1984

Essential Information

Listing #	10347707
Price	\$1,554,440



Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,190
Acres	0.18
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	2909 Bouvette Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y3K5

Amenities

Amenities	Park, Recreation, Schools
Features	Cul-de-sac, Level lot, Irregular lot size
Parking Spaces	4
Parking	Additional Parking

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Hood Fan, Washer, Washer & Dryer
Heating	Electric Baseboard heaters, Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Stucco, Vinyl siding
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

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

Listing Details

Listing Office Coldwell Banker Horizon Realty



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 20th, 2025 at 7:01pm PDT