

# \$1,800,000 - 396 Moubray Road, Kelowna

MLS® #10354521

**\$1,800,000**

7 Bedroom, 4.00 Bathroom, 4,602 sqft  
Single Family on 0.54 Acres

North Glenmore, Kelowna, British Columbia

Prime Development Opportunity - 8 UNIT DEVELOPMENT – Full Duplex with Suite on 0.54 Acres Adjacent to Ballou Park Strategically located next to the newly developed Ballou Park, this full duplex—with a basement suite on one side—sits on a 0.54-acre lot offering excellent holding income and long-term potential. The site boasts valley views and comes with plans in place for 4 new duplexes (8 units total). This is a turnkey opportunity for developers or investors seeking a nearly shovel-ready infill project in a rapidly growing area. Surrounded by new infrastructure and green space, this property offers strong upside in both density and desirability. Property outlines are approximate and may not be exact. Actual property lines may vary. Please Reach out to listing agent for more information and the proposed building plans. (id:6289)

Built in 1965

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10354521      |
| Price          | \$1,800,000   |
| Bedrooms       | 7             |
| Bathrooms      | 4.00          |
| Square Footage | 4,602         |
| Acres          | 0.54          |
| Year Built     | 1965          |
| Type           | Single Family |



|          |                   |
|----------|-------------------|
| Sub-Type | Freehold          |
| Style    | Split level entry |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 396 Moubray Road |
| Subdivision | North Glenmore   |
| City        | Kelowna          |
| Province    | British Columbia |
| Postal Code | V1V1R4           |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Golf Nearby, Park, Recreation, Schools, Shopping |
| Features       | Level lot, Corner Site, One Balcony              |
| Parking Spaces | 8                                                |
| Parking        | Carport                                          |
| # of Garages   | 1                                                |
| View           | City view, Mountain view, View (panoramic)       |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Refrigerator, Dryer, Range - Electric, Microwave, Washer |
| Heating      | Forced air                                               |
| # of Stories | 2                                                        |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Stucco, Wood siding |
| Exterior Features | Landscaped, Level   |
| Roof              | Asphalt shingle     |

### Additional Information

|        |              |
|--------|--------------|
| Zoning | Multi-Family |
|--------|--------------|

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 Assurance Realty Ltd |
|----------------|---------------------------------|



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