



FOR SALE | 17.05 ac Single Family Development Land

Canary Drive | West Kelowna BC V4T 1A4



Salient Facts



Civic Address Canary Drive | West Kelowa BC V4T 1A4

Legal Address OSOYOOS DIV OF YALE DISTRICT DISTRICT LOT W 1/2 3904, EXCEPT PLAN 35856 38488

PID 002-093-049

Zoning R1- Single Detached and Duplex Residential Zone
RU4 - Rural Residential Large Parcel Zone
P1 -Parks and Open Space Zone
**Current Zoning (RU4) could be rezoned to R1 to maximize lot count and density*

Lot Size 17.05 acres



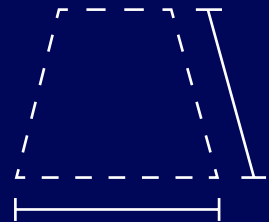
Sloped Subdivision
- previous plans available



Family-Oriented location offering a quiet neighbourhood and short drive to local amenities



Natural Topography Advantage - premium elevated lots without extensive grading



Large Parcel - Offering flexible development guidelines

Location Overview

West Kelowna is a thriving community in the Central Okanagan, known for its lake views, rolling hills, and access to outdoor recreation. Glenrosa, one of its most established neighbourhoods, offers a quiet residential setting surrounded by parks and natural spaces, including Oriole Park and Glen Canyon Regional Park.

Canary Drive is situated on a naturally sloped site within Glenrosa, allowing for elevated lots with scenic views and minimal grading. The area is part of a strong school catchment, with several elementary and middle schools nearby, and offers convenient access to Highway 97, connecting residents to Kelowna and the broader Okanagan region.

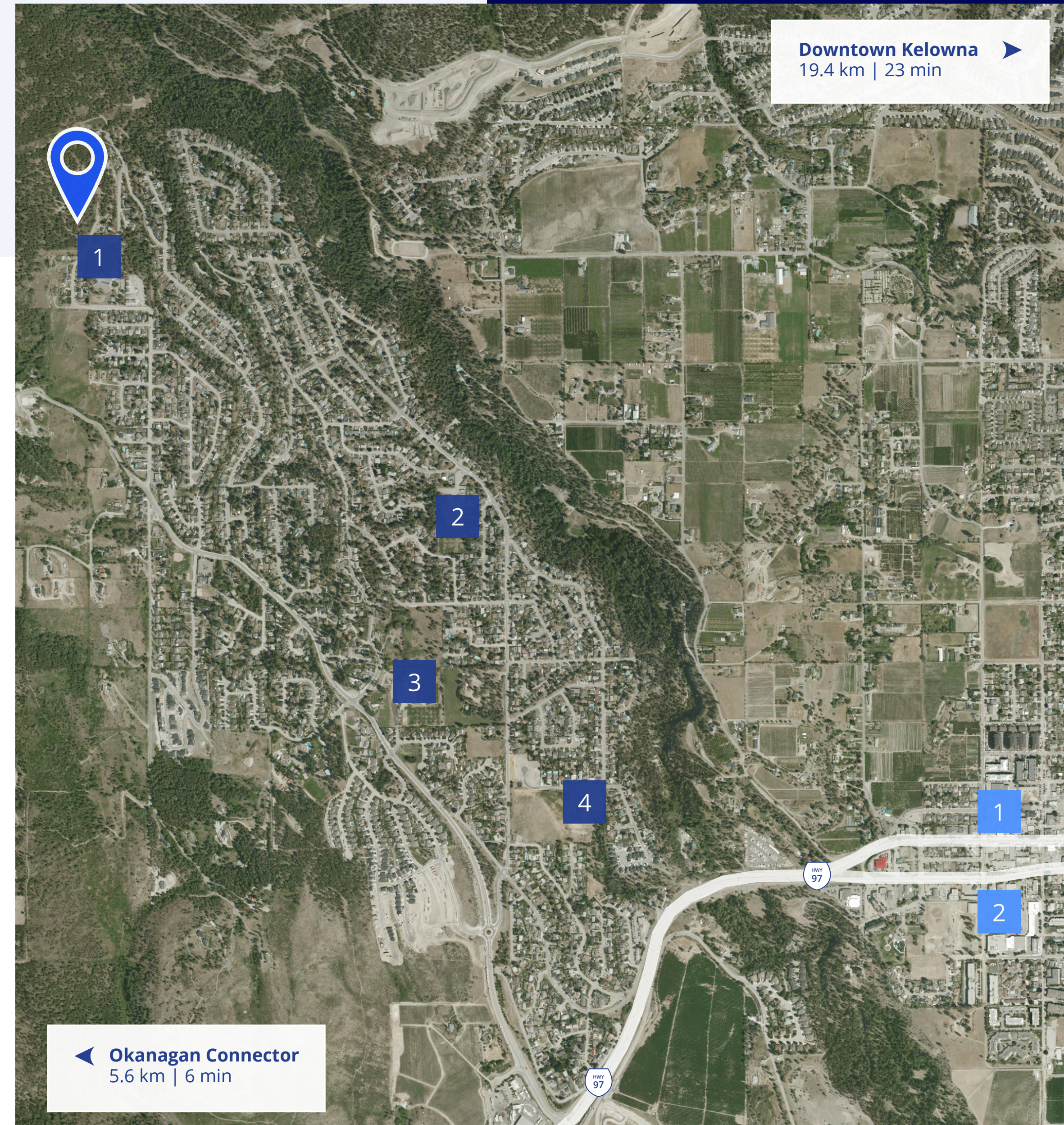
With its blend of natural beauty, family-friendly infrastructure, and proximity to key services, Glenrosa remains a desirable location for residents seeking a balanced lifestyle in West Kelowna.

Nearby Education

- 1 Helen Gorman Elementary School | 1 min | 350 m
- 2 Glenrosa Elementary | 5 min | 2.9 km
- 3 Glenrosa Middle School | 5 min | 2.4 km
- 4 Webber Road Elementary | 7 min | 4.5 km

Nearby Shopping

- 1 Westridge Shopping Centre | 8 min | 5.6 km
- 2 Westbank Town Centre | 8 min | 6 km







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