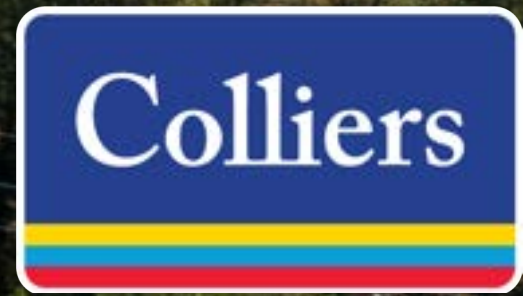


FOR SALE | 17.05 ac Development Land

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 <i>*Current Zoning (RU4) could be rezoned to R1 to maximize lot count and density</i>
Lot Size	17.05 acres



Sloped Subdivision - previous plans for 42 single family lots



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



Natural Topography Advantage - premium elevated lots without extensive grading



Premium Views for all lots with mountain and lake views (once development is complete)

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.

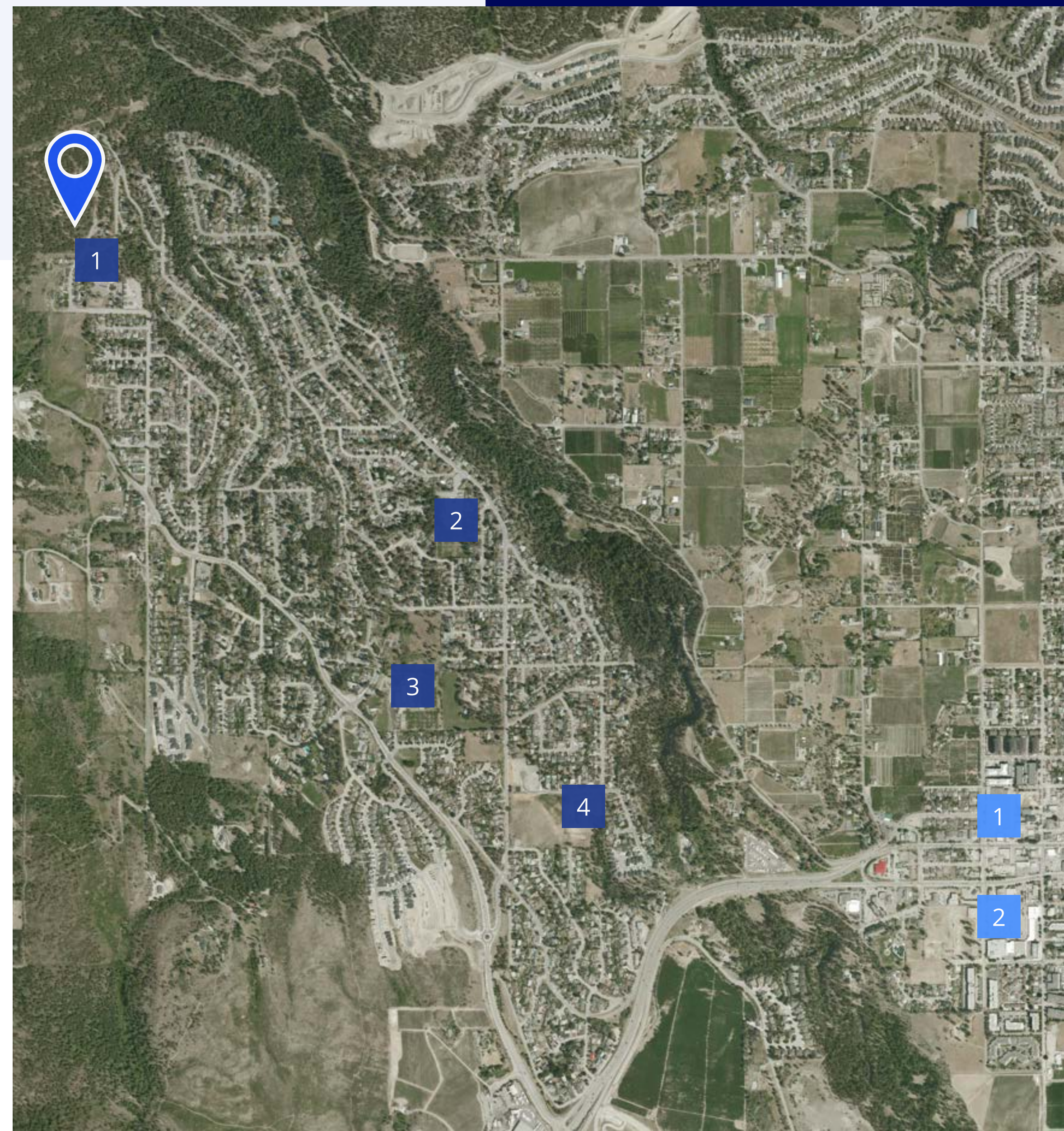
With its blend of natural beauty, family-friendly infrastructure, and proximity to key services, Glenrosa remains a desirable location for residents seeking a balanced lifestyle in West Kelowna.

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







Canary Drive | West Kelowna BC V4T 1A4

Sawyer Hunt

Associate

sawyer.hunt@colliers.com

+1 250 861 8135

Layla Miller

Associate

layla.miller@colliers.com

+1 250 861 8117

Arjan Thouli

Associate

arjan.thouli@colliers.com

+1 250 861 8101

Stephen Webber

Vice President

stephen.webber@colliers.com

+1 250 861 8104

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

Colliers

1499 St. Paul St.
Kelowna, BC | V1Y 0L9
collierscanada.com

