

**Residential  
Home or Future  
Development**  
*Kelowna, BC*

*This property is selling at online  
timed real estate auction. Visit  
[teamauctions.com](http://teamauctions.com) for all property  
details.*



# RESIDENTIAL HOME OR FUTURE DEVELOPMENT SITE

## Kelowna, BC

This property presents an exceptional opportunity in the heart of Glenmore, one of Kelowna's most sought-after and family-friendly neighborhoods. Situated on a 0.21± acre slightly sloped lot, this 2,403 sq. ft. residence offers immediate value for families looking to establish roots or developers seeking a prime location with significant upside.

The 1971-built detached home features a functional layout with plenty of space for customization. Its location within a top-tier school catchment and proximity to parks, shopping, golf courses, and the Kelowna International Airport makes it a highly desirable address for residents and tenants alike.

For the forward-thinking investor or developer, the property's residential zoning allows for the potential development of up to 4 units. With a 2026 assessed value of \$815,000, this auction offers a strategic entry point into the vibrant Kelowna real estate market.

Whether you are looking for a long-term family home in a quiet, established community or a versatile development project, this Smithson Drive property delivers on both location and potential.

**Visit [teamauctions.com](https://teamauctions.com) to view all property details and to register for the auction.**

**Questions about our auction process or registration?**

**Rod McLennan: 587-998-2095**

**Questions about the property?**

**David Rennie: 250-826-5119**





# MARK YOUR CALENDAR

These parcels will sell at a Online Real Estate Auction.



## **Auction Dates:**

- Bidding Opens - 10 AM Apr 7 (PST)
- Bids Start Closing - 10 AM Apr 9 (PST)



## **Buy-It-Now:**

An unconditional Buy it Now option is available until March 26th.  
Contact us for details.

# HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

## LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)

## MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

## INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

## GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

*Note: Each lot within the group can be sold at a different price and/or to a different buyer*

## TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

## WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

## WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

## JUMP THE BID

Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

## BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 <b>WINNING</b>	<b>LOT 1001</b>   Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION <b>Contact:</b> Ria Braaksma 780-446-3006 <b>Location:</b> Grenfell, SK <b>Bidding CA\$51,000 (Max: CA\$55,000)</b> <input type="button" value="EDIT BID"/> - Or - <input type="button" value="JUMP THE BID"/>
 <b>OUTBID</b>	<b>LOT 1002</b>   Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION <b>Contact:</b> Ria Braaksma 780-446-3006 <b>Location:</b> Grenfell, SK <b>You Bid CA\$235,000</b> <input type="button" value="PLACE BID"/> <b>Current Bid CA\$236,000</b>
 <b>OUTBID</b>	<b>LOT 1003</b>   Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION <b>Contact:</b> Ria Braaksma 780-446-3006 <b>Location:</b> Grenfell, SK <b>You Bid CA\$320,000</b> <input type="button" value="PLACE BID"/> <b>Current Bid CA\$320,000</b>



# TEAM AUCTIONS

Sekura Auctions Since 1966

Real Estate Office

587-464-2125

# REMAX Kelowna

David Rennie

250-826-5119

[teamauctions.com](http://teamauctions.com)