



# 1320 Selkirk Avenue 1 Kamloops British Columbia

\$299,900

Whether you're a first time Buyer looking for incredible value in the perfect place to call home, a down-sizer, or an investor looking for an excellent turn-key rental/investment property - this one will check all of the boxes! This immaculate 2 bedroom ground-floor unit is located in the family oriented neighborhood of Brocklehurst, has been completely renovated from top to bottom, and comes with 2 parking stalls & 1 storage locker! The floor plan is bright and open, featuring a large kitchen, spacious living room, dining area, a beautiful 5pc bathroom, 2 large bedrooms, and in suite laundry / utility room. Conveniently located within walking distance to schools, parks, shopping, bus routes, and restaurants! No gas bill here and with being on the lower floor and recent updates, this unit was averaging a low monthly hydro bill of only \$100 per month (approx.!) The entire unit was recently renovated with a new kitchen & appliances, new bathroom, all new baseboard heaters, flooring & trim, paint, window coverings, air-conditioning, some plumbing & electrical, lighting, and much more! Dogs and Cats are allowed, with direct access out front of your unit to the grass area for kids or pets. Strata fee of \$430 per month includes water, sewer, garbage, insurance, and professional management! (id:6769)

Utility room 4'0" x 5'0"

Laundry room 7'6" x 5'6"

5pc Bathroom Measurements not available

Bedroom 10'6" x 9'0"

Primary Bedroom 11'0" x 10'6"

Dining room 8'0" x 8'6"

Kitchen 8'6" x 8'6"

Living room 16'6" x 11'6"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.