



1044 LETHBRIDGE Avenue Kamloops British Columbia

\$664,900

Welcome to 1044 Lethbridge Avenue, a spacious and well-maintained family home offering just over 2,600 sq. ft. of versatile living space in a central location. The main floor features three bedrooms, a bright and functional kitchen with plenty of cupboard and counter space, a dedicated dining area, and a large living room with fireplace. Natural light fills the space, creating a warm and inviting atmosphere for everyday living. Downstairs, you will find a generous rec room for family use, along with a self-contained one-bedroom suite that has its own separate entry. This layout is ideal for extended family, guests, or as a mortgage helper to offset living costs. Set on a large lot with alley access, the property includes a fully fenced yard that provides excellent privacy and room for kids or pets to enjoy. There is ample parking available, adding to the convenience. Recent updates include windows and doors, a roof replacement in 2017, and a hot water tank replaced in 2018, giving buyers peace of mind for years to come. Located close to shopping, schools, transit, and recreation, this home offers the perfect balance of space, functionality, and location. Currently fully tenanted, 24 hours notice is required for all showings. (id:6769)

Recreation room 14'10" x 22'2"
 Bedroom 14'6" x 8'1"
 Kitchen 8'10" x 12'8"
 Living room 14'6" x 17'0"
 3pc Bathroom Measurements not available
 Foyer 4'0" x 8'0"
 Laundry room 8'6" x 8'6"

Bedroom 9'8" x 12'4"
 Bedroom 9'0" x 12'6"
 Primary Bedroom 13'6" x 11'0"
 Kitchen 10'6" x 16'0"
 Dining room 8'0" x 9'0"
 Living room 14'0" x 19'0"
 4pc Bathroom Measurements not available

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Listing Presented By:



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