



# 1086 Columbia Street Kamloops British Columbia

\$629,000

Accepted offer prior to listing. Wonderful South Kamloops location, close to Charles Anderson Park and schools, offering 2 bedrooms up and a one bedroom suite. The home recently added a HE furnace and A/C. The roof is approximately 8 years old. Warm character is present in some hardwood flooring, highlighted by a cute dining room and a cozy living room with a charming fireplace. The kitchen offers ample space and access to a 6x12 deck with a panoramic view of the northern hills. A shared laundry separates the suite and there is an easy option to add another laundry unit. There is a separate entrance and plenty of parking. There is 200 amp service. The backyard provides some play space, a good garden plot, and a bountiful peach tree. The long term tenants would like to stay if possible. This home is well-priced and perfect for a young family needing a mortgage helper or investors looking to the future. 24hrs notice needed for showings. (id:6769)

Other 13'10" x 6'6"

Laundry room 6'6" x 6'9"

Utility room 8' x 3'10"

Dining nook 9'6" x 6'

4pc Bathroom Measurements not available

Foyer 4'5" x 3'11"

Foyer 7'11" x 3'3"

Office 9'9" x 7'11"

Bedroom 11'5" x 10'6"

Primary Bedroom 11' x 11'

Dining room 15'2" x 8'10"

Kitchen 13' x 10'10"

Living room 19'3" x 13'5"

Full bathroom Measurements not available

Bedroom 17'9" x 9'

Kitchen 9'1" x 11'

Living room 18' x 9'11"

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



Royal

LePage

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