



1133 13TH Street Kamloops British Columbia

\$719,900

Centrally located in Brocklehurst, this four bedroom, four bathroom home offers a functional four-level split layout that works well for a growing family or multigenerational living, with the added benefit of a one bedroom mortgage helper. Step through the front door and you'll find an open concept living and dining area that leads into a bright kitchen with a breakfast nook overlooking the backyard. Upstairs, a skylight fills the hallway with natural light and leads to three bedrooms plus a full bathroom. The primary bedroom includes a full size closet, a linen closet, and a three piece ensuite. A few steps down from the main floor, the first lower level has a spacious rec room, a storage closet, a three piece bathroom, and access to the double car garage. The level below that holds the shared laundry, the one bedroom in-law suite, and the furnace and hot water tank room. The suite has its own private, fenced entry from outside. Outside, the fully fenced backyard is flat and easy to use, with a garden area and a large wood framed shed. This home offers a layout that suits many different lifestyles, along with the benefit of quick possession. A great opportunity with an immediate suite income. (id:6769)

Bedroom 9'5" x 12'9"

Bedroom 9'2" x 12'10"

Primary Bedroom 13'6" x 12'1"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Family room 18'10" x 15'11"

3pc Bathroom Measurements not available

Kitchen 13'2" x 10'2"

Laundry room 4'8" x 7'1"

Bedroom 9'4" x 9'5"

Living room 13'2" x 17'0"

3pc Bathroom Measurements not available

Dining nook 5'9" x 9'8"

Living room 12'8" x 9'8"

Dining room 12'8" x 13'9"

Living room 12'11" x 13'8"

Foyer 5'6" x 10'10"

Listing Presented By:



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Royal

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