



# 1155 Pembroke Avenue Kamloops British Columbia

\$479,900

Great value here for someone ready to get into the market and start building equity. This well-cared-for 3 bedroom, 1.5 bathroom half duplex has been home to the same owners for over 30 years. The layout offers great separation of space with two bedrooms and a full bathroom upstairs (with updated laminate flooring), a bright main floor featuring the kitchen, dining and living area, and patio doors leading directly to the covered deck for easy indoor-outdoor living. On the ground level, you'll find a spacious primary bedroom with its own 2-piece ensuite and head downstairs there is a large rec room that gives you options -- movie nights, home gym, office space, or future ideas as your needs grow. Laundry is tucked conveniently on the lower level as well. The south-facing backyard is private and low maintenance, fully fenced with alley access, Sierra stone pathways, a solid framed shed, and both covered and open patio space to enjoy. Whether it's your morning coffee or hosting friends in the summer, this yard just works. Major updates over the years include windows, furnace, central A/C, roof, covered deck, and electrical panel -- giving peace of mind to a first-time buyer who doesn't want surprise expenses. Located just minutes from shopping, schools, MacArthur Island, restaurants, and yes -- Starbucks -- this is a smart move for someone ready to plant roots in a great North Kamloops neighbourhood. (id:6769)

- 4pc Bathroom 10'1" x 4'3"
- Bedroom 9'4" x 8'8"
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- Recreation room 18'11" x 18'11"
- Foyer 6'3" x 7'5"

- Primary Bedroom 12'4" x 14'10"
- Dining room 7'10" x 7'9"
- Living room 11'2" x 18'1"
- Kitchen 7'10" x 9'10"

Listing Presented By:



Originally Listed by:  
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