



1359 HAMILTON Street Kamloops British Columbia

\$549,900

INVESTOR ALERT! Welcome to this move-in ready home in a quiet, family-friendly neighborhood, perfectly suited for both younger families and those looking for a smart investment. The spacious yard provides an ideal spot for children and pets to play, while the back deck with privacy screens creates the perfect setting for summer barbecues and outdoor entertaining. Inside, the main floor features laminate flooring and a bright, comfortable layout with three bedrooms and a full four-piece bathroom. The kitchen offers plenty of cabinet space and comes with a fridge and stove, while the dining area opens through a French door to a large recreation room, formerly the garage, providing extra living or indoor play space. Window air-conditioning units are included for warm summer days. The lower level presents excellent income potential with a one-bedroom plus den in-law suite. This suite is accessed through a bright shared laundry area with washer and dryer included and features a large L-shaped kitchen equipped with a fridge, gas range, dishwasher and microwave. Close to schools, the scenic River's Trail and everyday amenities, this property is ready for you to move in and enjoy, while offering the added advantage of mortgage-helping rental income or space for extended family. (id:6769)

4pc Bathroom Measurements not available

Dining room 6'7" x 8'2"

Kitchen 15'8" x 8'

Bedroom 10'3" x 12'9"

Den 7' x 9'

Living room 12'4" x 16'8"

Laundry room 14'8" x 10'4"

Utility room 9' x 13'6"

Bedroom 8' x 9'9"

Primary Bedroom 11'3" x 9'4"

Living room 16'6" x 13'8"

Bedroom 8'9" x 9'6"

4pc Bathroom Measurements not available

Recreation room 12'8" x 23'

Kitchen 13' x 9'8"

Dining room 8'7" x 10'5"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

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