



1362 Ottawa Place Kamloops British Columbia

\$449,900

Welcome to this well-maintained non-strata half duplex on the North Shore, offering great value and flexibility in a convenient central location. With no strata fees, this 4 bedroom, 2 bathroom home is an excellent opportunity for first-time buyers, downsizers, or investors looking for space and potential. The main floor features a bright living area filled with natural light and access to a balcony, along with a cozy dining nook and a functional kitchen that offers plenty of counter space and storage. Down the hall are two bedrooms and a refreshed 3-piece bathroom complete with a walk-in shower. The lower level includes two more bedrooms that have been freshly painted, a renovated bathroom with a deep soaker tub, and a large laundry and storage area. The recreation room offers a blank canvas ready for your ideas: perfect for a cozy media room with wet bar, play area, or home office. Additional updates include a high-efficiency furnace, roof, and updated light fixtures on the main floor. Outside, the fenced backyard has a patio area, garden beds, and lane access. Situated on a cul-de-sac just steps from Bert Edwards Elementary School and close to transit, shopping, and the river, this home offers both comfort and convenience. Move in and enjoy it as it is, with the opportunity to update and personalize the space over time. (id:6769)

Utility room 7'5" x 6'10"

Laundry room 12' x 7'8"

Recreation room 15'6" x 12'3"

Bedroom 11' x 13'3"

4pc Bathroom 8'4" x 4'10"

Bedroom 11'1" x 12'1"

Bedroom 10'6" x 10'1"

Primary Bedroom 9'11" x 11'5"

3pc Bathroom 9'11" x 4'10"

Kitchen 9' x 9'11"

Dining room 9' x 9'11"

Living room 13'10" x 13'7"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.kamloopssold.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca