



144 Battle Street Kamloops British Columbia

\$689,000

OPEN HOUSE! Sunday, November 1st, 11am - 1pm... A rare character-filled, historical home with a mortgage helper and garage in the heart of downtown Kamloops! Welcome to 144 Battle Street -- a 5 bed, 2 bath suited home offering 2,815 sqft of bright living space, steps away from the Farmer's Market, downtown Kamloops, and Riverside Park. Perfect for an owner-occupier looking for a mortgage helper, the main floor is move-in-ready, with the lower-level suite currently rented for \$1,950/mo + 40% utilities. Step inside to a charming living space that captures the timeless character of this home, featuring dark hardwood coffered ceilings, hardwood floors, board and batten wainscoting, grid-pane windows, and a fieldstone fireplace with built-in window seat. Step outside to the covered rear veranda -- an unbeatable perch for morning coffee. The primary bedroom connects to a flex room that can be used as an office space or a walk-in closet. Two additional bedrooms and a 4pc bath with clawfoot tub complete this level. Downstairs, the 2 bed, 1 bath suite offers a separate entry, gas fireplace, exposed brick walls, full kitchen, and covered patio. Separate storage rooms for upstairs and downstairs occupants. The private backyard features a spacious lawn and privacy of mature trees. Hedges frame the fully landscaped front yard. 2022 HWT. 1-car garage. Steps from dining, shopping, and Riverside Park, this home offers an incredible lifestyle. (id:6769)

Storage 8'7" x 8'0"

Storage 9'7" x 7'2"

Laundry room 18'3" x 15'2"

4pc Bathroom 8'7" x 5'9"

Bedroom 12'5" x 11'11"

Bedroom 11'1" x 10'8"

Living room 21'4" x 18'3"

Kitchen 9'1" x 9'5"

4pc Bathroom 12'2" x 6'5"

Office 15'5" x 7'10"

Bedroom 12'6" x 10'0"

Bedroom 12'2" x 10'5"

Primary Bedroom 12'2" x 12'1"

Living room 19'0" x 17'10"

Dining room 14'3" x 12'6"

Kitchen 12'6" x 11'4"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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.