



## 173 St. Paul Street Kamloops British Columbia \$699,000

Fabulous West End character home overlooking the Farmer's Market! Ideally located just steps from downtown amenities, shops, and businesses, this cozy yet versatile home offers revenue, charm, comfort, and exceptional flexibility. The main floor features a stunning kitchen with heated tile floors, a skylight that fills the space with natural light, and beautiful fir wood flooring throughout. The primary bedroom is conveniently located on the main level and includes a quaint 3-piece ensuite. Upstairs, a bright one-bedroom in-law suite with its own private entrance is currently rented until April 1, 2026, offering excellent income potential. The lower level features a spacious bedroom, a 3-piece bathroom, and a separate entrance--ideal for guests, extended family, or additional rental options for a student. Additional highlights include newer wooden windows, a newer roof, new H/E furnace, new heat pump/C/air, new H/W tank, and two fabulous decks with sweeping views over downtown. Two parking spaces are available. This home is ideal for a professional, a small family, or anyone seeking a three-bedroom residence while retaining the option to rent the suite. Easy to show, this is a rare opportunity in a prime location. (id:6769)

Full bathroom Measurements not available

Bedroom 19'6" x 11'

3pc Ensuite bath Measurements not available

Foyer 8'6" x 5'

Primary Bedroom 11'6" x 10'

Dining room 14' x 11'

Living room 13' x 15'

Kitchen 14' x 11'6"

Full bathroom 11'6" x 7"

Living room 16'6" x 11'8"

Primary Bedroom 10' x 11'

Kitchen 13'6" x 7'9"

Listing Presented By:



Originally Listed by:

Royal LePage Kamloops Realty  
(Seymour St)



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