



# 181 Yew Street Kamloops British Columbia

\$439,000

Investor & First-Time Buyer Opportunity! This solid 3-bedroom, 1-bath home offering 1,098 sq.ft. sits on a flat 50' x 120' RM-4 zoned lot with excellent future potential. Renovated in 2016 with a newer kitchen, updated 4-piece bathroom, and some flooring upgrades. Additional improvements over the years include select window replacements and upgraded 200-amp electrical service. A brand-new roof has also been recently completed for added peace of mind. The property features convenient lane access, a front driveway, RV parking, three fruit trees, a garden area, and a storage shed. Zoned RM-4, this property presents numerous development opportunities including a carriage house or potential multi-family options (buyer to verify with city). Ideally located close to parks, pubs, and the Shores shopping area, making it attractive for both homeowners and tenants. Excellent tenants currently in place, offering immediate rental income for investors. (id:6769)

Other 4'0" x 6'0"

Dining room 9'0" x 6'0"

Bedroom 10'0" x 9'0"

Bedroom 12'0" x 8'0"

Primary Bedroom 15'0" x 12'0"

Living room 15'0" x 12'0"

Kitchen 13'0" x 11'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



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