



220 PARK Street Kamloops British Columbia

\$759,900

What an opportunity - live in the home and rent out both suites or use as an incredible investment property with 3 income producing units! This fully updated home sits in one of Kamloops most up and coming areas, surrounded by long term owners and young families. You are directly across from McDonald Park, the water park, basketball courts and community gardens, and just steps from the Rivers Trail. The main floor has been fully renovated with a 3 bedroom, 1 bathroom layout, including a walk in bathtub, new windows, new flooring, and an updated kitchen and bathroom. Downstairs, a separate entry leads into a shared foyer with laundry, giving access to two fully furnished 1 bedroom suites, each with its own heating system. Outside you will find a fully fenced backyard with an inground pool, a new poured concrete pool deck and pathways. Recent seller updates include a pool covers (winter/summer), new outdoor decking, new backyard fencing, basement hot water tank (2025), insulation upgrade to R50/60, and garage roof and maintenance work, landscaping, on top of the main floor renovation. This is an ideal setup for a young family who wants a large portion of their mortgage covered while enjoying a central location, turn key move in condition, and a pool for the summers. It also works well as a straight revenue property, with the main floor easily rentable alongside the two basement suites. Please allow 24 hours notice for suite showings. (id:6769)

Living room 14'2" x 11'8"

Kitchen 10'4" x 10'2"

Foyer 3'9" x 4'7"

Laundry room 6'3" x 4'9"

Living room 12'1" x 15'11"

Kitchen 8'3" x 11'5"

Bedroom 11'9" x 12'5"

Bedroom 12'11" x 12'2"

Foyer 7'6" x 4'11"

4pc Bathroom

4pc Bathroom Measurements not available

Living room 13'1" x 20'1"

Dining room 10'1" x 8'0"

Kitchen 9'2" x 15'6"

Bedroom 11'4" x 11'6"

Bedroom 11'4" x 10'4"

Primary Bedroom 11'4" x 13'7"

Foyer 4'11" x 9'5"

4pc Bathroom

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