



# 2270 GREENFIELD Avenue Kamloops British Columbia

\$674,900

Positioned on a spacious, intensive residential-designated lot in the desirable Brocklehurst neighbourhood, this corner property at Greenfield and West Gate presents an exceptional opportunity for homeowners and investors alike. With carriage house or garden home potential, the possibilities here are as exciting as they are flexible. The existing home offers a functional layout with 3 bedrooms and 1 bathroom upstairs, complemented by a large enclosed porch that adds valuable living space and year-round enjoyment. Downstairs, a self-contained 1-bedroom suite has been thoughtfully updated over time with refreshed flooring, kitchen, lighting, and bathroom--ideal for generating income or accommodating extended family. Separate laundry for both levels enhances convenience, while ample parking and an enclosed carport provide practical storage solutions. Whether you're looking to live, invest, or build, this property offers the rare chance to hold rental income while planning your dream garage and carriage home in a well-established, family-friendly community. (id:6769)

Laundry room 12'0" x 15'5"  
Dining room 9'3" x 10'6"  
Kitchen 9'3" x 15'6"  
Living room 13'5" x 18'0"  
Primary Bedroom 12'6" x 11'5"  
Bedroom 10'0" x 8'10"

Primary Bedroom 10'0" x 10'2"  
4pc Bathroom Measurements not available  
Living room 15'5" x 22'0"  
Kitchen 9'0" x 10'0"  
Primary Bedroom 11'2" x 13'2"  
Full bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<http://kamloopshomefinder.ca/>



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.