



236 Spruce Avenue Kamloops British Columbia

\$629,900

Welcome to 236 Spruce ave this spacious 5-bedroom, 2-bathroom home offering 2,191 sq. ft. of living space on a large 8,425 sq. ft. lot in a highly desirable location. With a separate entrance to the 2-bedroom in-law suite, this property offers excellent flexibility for extended family, mortgage helper potential, or future rental income. Owned by the same family for many years, this home is all original and presents a rare opportunity for buyers looking for a true blank canvas to renovate, modernize, and add their own personal touch. The 10x22 detached shop/garage offers additional storage or workshop space and, with a little TLC, could be a great added feature to the property. Located close to schools, parks, shopping, and the popular Shubert Drive river walking path, this is an ideal property for families, investors, or those looking for long-term upside. Whether you're searching for a great starter home with room to grow, an investment opportunity, or a property with future development potential, this large lot and prime location make this one worth a closer look. Lets SPRUCE this up. (id:6769)

3pc Bathroom Measurements not available

Bedroom 8' x 10'

Bedroom 12' x 10'

Living room 21' x 12'

Kitchen 13' x 11'

Laundry room 9' x 8'

4pc Bathroom Measurements not available

Kitchen 13' x 15'

Bedroom 8' x 11'

Primary Bedroom 10' x 11'

Bedroom 10' x 8'

Living room 22' x 11'

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



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.