



2436 YOUNG Avenue Kamloops British Columbia

\$829,900

The Ultimate Package Found! A versatile 2,800 sq. ft. powerhouse situated on a rare 1/3-acre lot. This property has been meticulously updated and is now fully vacant, offering immediate possession. Enjoy 6 spacious bedrooms and 4 bathrooms across two fully renovated levels. The main floor features a modern kitchen, a cozy wood fireplace, and a bright sunroom perfect for your morning coffee or indoor gardening. The lower level is a standout feature: a fully renovated 3-bedroom suite (previously rented for \$2,100/mo) with its own modern kitchen. For the hobbyist or tradesperson, the detached 36x26 shop is a showstopper. It features 200-amp service and a brand-new ductless mini-split heat pump for year-round comfort. Between the shop, the attached garage, and the expansive driveway, there is abundant parking for your RV, boat, and all the toys. Step outside to your private summer retreat. The fully fenced yard backs onto quiet space and features an above-ground pool, a detached garden/storage shed, and a dedicated attached greenhouse for the green thumb. Hardi siding on the exterior and underground irrigation (front and back). Key Upgrades: Peace of mind comes standard here with a newer roof, updated furnace, central A/C, two hot water tanks, two electrical panels, and updated electrical throughout. Located just walking distance to hiking, biking, and local amenities, this property combines the modern with rugged practicality. Vacant and easy to show--schedule your tour today! (id:6769)

- Recreation room 34'6" x 13'9"
- Laundry room 12'0" x 7'0"
- Primary Bedroom 16'0" x 12'0"
- Bedroom 15'3" x 10'0"
- 3pc Bathroom Measurements not available
- Pantry 6'9" x 3'6"
- Bedroom 14'5" x 10'4"

- Bedroom 10'6" x 10'
- Bedroom 11'3" x 10'0"
- Living room 18'6" x 14'3"
- Dining room 12'3" x 9'10"
- Kitchen 13'6" x 12'3"
- 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Kamloops)

<http://www.team110.com/>



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.