



## 308 Alexander Avenue Kamloops British Columbia

\$424,900

Welcome to 308 Alexander Avenue, a fantastic opportunity to own a home in one of Kamloops' established and convenient neighbourhoods. This property offers the perfect blend of location, functionality, and investment potential. Step inside to find the inviting main living area where the layout offers a seamless flow between the living room, dining area, and kitchen, ideal for both everyday living and entertaining. The kitchen provides ample cabinetry and workspace, making meal prep easy and efficient. The home features a practical floor plan suited to downsizers, first-time buyers, or investors. Downstairs offers additional space ready for you to put your spin on it with flexibility for a rec room, home office, or guest area. The home has 200 amp service. Outside, enjoy a fenced yard with room for gardening, pets, or future possibilities. With easy access to schools, parks, shopping, and transit, this location offers everyday convenience just minutes from downtown Kamloops. Whether you're looking to move in, invest, or add value over time, 308 Alexander Avenue is a solid opportunity in today's Kamloops real estate market. (id:6769)

Bedroom 23' x 9'3"

Other 25'4" x 19'9"

3pc Bathroom Measurements not available

Primary Bedroom 9'8" x 8'6"

Living room 11'11" x 11'10"

Kitchen 13'2" x 10'9"

Foyer 13'3" x 5'

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp

<https://kevinwood.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto: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.