



376 Alexander Avenue Kamloops British Columbia

\$499,000

376 Alexander Avenue is a charming 1 bedroom plus den & loft, 1 bathroom home located on a spacious end lot that offers plenty of potential for a buyer with the right vision or an investor looking to secure a prime piece of real estate in a growing area. The large front & backyards include fruit trees, an existing irrigation system, and ample space for gardening or future landscaping projects. The detached garage is equipped with a new garage door, providing secure parking or workshop use. Inside, the home features a bright open living room area with hardwood floors. The den and loft add flexibility for use as a guest room, office or hobby space, while a convenient below ground level cellar offers an additional storage room. There is an existing security system installed in the loft for added peace of mind & security. With its combination of outdoor space, garden potential, and a central location, this property is a great opportunity for a small family, or investors alike. Enjoy the convenience of being just minutes away from shopping, dining, transit, Mcdonald Park, and McArthur Island. Whether you choose to live in the home, generate rental income, or move forward with a new development project, this property offers remarkable versatility in a sought-after location. The property is zoned R2 which permits small-scale multi unit residential development. Sale includes stove, fridge, microwave, washer, fireplace, and security system. Vacant with quick possession possible. (id:6769)

Loft 22'8" x 9'4"

Den 6'8" x 7'6"

Full bathroom 7'2" x 5'

Primary Bedroom 11'2" x 9'4"

Living room 22'8" x 13'3"

Kitchen 12'5" x 7'1"

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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