

376 Alexander Avenue Kamloops British Columbia

$449,999

Welcome to 376 Alexander Avenue a charming and versatile property in the heart of North Kamloops. Situated on a spacious 5,991 sq. ft. lot, this 2-bedroom plus loft, 1-bathroom home offers an excellent opportunity for first-time buyers, investors, or those looking toward future development. Inside, you'll find a bright, open living area with hardwood floors, a functional kitchen, and a flexible upper loft that works well as a home office, guest space, or hobby room. A below-ground cellar provides additional storage. Outside, enjoy generous front and back yards featuring established fruit and walnut trees, an elderberry bush, an existing irrigation system, and plenty of room to garden or create your ideal outdoor space. A detached garage with a newer automatic garage door provides secure parking, storage, or workshop space. A major highlight is the R2 zoning, which permits small-scale multi-unit residential development, adding exciting potential for investors or buyers considering future redevelopment. (buyer to confirm details for development possiblities through city of kamloops) Located just minutes from shopping, dining, transit, and McArthur Island Park, this property combines convenience, outdoor space, and long-term potential. Municipal water and sewer. Vacant and ready for quick possession. (id:6769)

Loft 22'8'' x 9'4''
Bedroom 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:
Real Broker B.C. Ltd

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