



765 MCGILL Road 404 Kamloops British Columbia

\$349,900

Sitting directly across from Thompson Rivers University, this one bedroom unit lands in one of the most in-demand rental pockets in Kamloops, where vacancy is tight and student, staff, and investor demand keeps this stretch of Sahali consistently busy. Inside, the 550 sq ft layout is smart and efficient, with in-suite laundry and a view that stretches over campus and down into the valley beyond. The unit has fresh paint, new carpet in the bedroom, and with the space now sitting vacant, it's easy to show on short notice, no tenant coordination, no scheduling headaches. This is a fit for a few different buyers: parents looking to house a TRU student instead of paying rent to someone else, investors wanting a low-vacancy hold in a proven location, or a first-time buyer who wants to be walking distance to campus, shopping, and transit rather than commuting to it. Location alone makes this one worth a look. All measurements approximate; buyers to verify anything they deem important. (id:6769)

Primary Bedroom 11'10" x 9'10"

Living room 12'0" x 10'0"

Kitchen 10'0" x 10'0"

Laundry room 8'0" x 6'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
REMAX Kamloops



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.