



# 417 Mulberry Avenue Kamloops British Columbia

\$499,900

Open House Saturday August 9th, 2 - 4pm! This charming 3-bedroom family home offers comfort, convenience, and endless potential! With spacious living areas, including a separate rec room and living room, there's plenty of space to relax, play, or entertain. The large, fully fenced yard with alley access is perfect for kids, pets, or weekend barbecues. Located across from the John Todd Community Centre, Park, and Mt. Paul Community Food Centre, you'll have fresh produce and amenities just steps away. Situated on a private corner lot, this property offers a lot of potential including the option to build a carriage home for extra space or rental income. Love a project? Customize the home to reflect your style while building equity. Showings available on weekends only due to Seller work schedule. Home has been fully pre-inspected and a copy is available upon Buyer request. (id:6769)

Recreation room 11'3" x 15'5"

Bedroom 10'8" x 8'7"

Bedroom 10'6" x 8'4"

4pc Bathroom Measurements not available

Primary Bedroom 12'8" x 11'6"

Living room 19'5" x 14'

Kitchen 11'6" x 14'3"

Listing Presented By:



Originally Listed by:

Re/Max Alpine Resort Realty Corp.



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