



420 SENTINEL Court Kamloops British Columbia

\$679,990

Welcome to this versatile family home with a mortgage helper, ideally located on a quiet cul-de-sac in Sahali. Offering excellent flexibility for both homeowners and investors, this property is packed with value. The main floor features a bright and inviting living, dining, and kitchen area with great natural light. There are three generously sized bedrooms on the main level, making it an ideal setup for families with young children. The location is especially appealing for families, with Albert McGowan Park just 2 minutes away, McGowan Park Elementary only 3 minutes away, and Sahali Montessori approximately 2 minutes from your doorstep. Downstairs, you'll find a finished 1-bedroom suite with separate laundry, plus an additional rec room space that offers excellent flexibility for either the upstairs occupants or the basement suite. For investors ,this property presents a strong opportunity with the upstairs currently rented for \$2,800 per month and the basement currently operating as a two-bedroom suite, utilizing the additional rec room rented for \$1,750 per month. It is also just a 7-minute drive to TRU, making it easy to attract university student tenants. Additional features include central A/C, a gas fireplace, updated fixtures, an above-ground pool, custom deck, and a private patio area. This is a fantastic opportunity to own a well-located home with both family appeal and income potential (id:6769)

Listing Presented By:

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Royal

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- Foyer 8'7" x 7'5"
- Other 11'4" x 4'10"
- 4pc Bathroom 8'0" x 10'5"
- Recreation room 17'3" x 14'5"
- Living room 17'2" x 11'8"
- Kitchen 15'5" x 10'5"
- Bedroom 15'8" x 9'11"
- Living room 14'0" x 13'3"
- Dining room 12'2" x 12'1"
- 5pc Bathroom 7'4" x 7'7"
- Kitchen 12'11" x 12'1"
- Primary Bedroom 12'5" x 11'4"
- Bedroom 11'3" x 10'4"
- Bedroom 10'5" x 9'5"

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