



438 ALEXANDER Avenue Kamloops British Columbia

\$469,900

Looking for an excellent location to take advantage of all that North Kamloops has to offer? This charming 1940's home is within walking distance to MacArthur Island Park, local eateries, coffee shops, brewery, shopping, entertainment & schools and only a stones throw from MacDonald Park and the Rivers Trail! While this home has solid features and important updates, several areas are not well maintained. The reduced price accounts for these factors, making this an appealing option for buyers seeking potential! Important updates in the past five years include roof & soffits, windows, hot water tank and blower motor for furnace. Come see what this level entry, three bedroom, two bathroom home with a versatile rec room and large flat lot has to offer. Fully fenced with a chain link drive through gate to the covered carport and workshop, whether a single handyman, growing family or retirees, there are tons of possibilities to explore here! (id:6769)

Storage 10'6" x 11'0"

Laundry room 11' x 9'6"

Recreation room 14'2" x 10'2"

3pc Bathroom Measurements not available

Bedroom 9'4" x 8'8"

Bedroom 9'2" x 8'4"

Primary Bedroom 12' x 9'6"

Living room 13'2" x 11'6"

Dining room 8' x 10'2"

Kitchen 13' x 10'2"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Kamloops Realty
(Seymour St)

<http://yourkamloopshome.com/>



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.