



# 465 Linden Avenue Kamloops British Columbia

\$498,000

An incredible opportunity for the savvy buyer ready to roll up their sleeves! This single family home, owned and cared for by one family, is hitting the market for the first time and is primed for a full transformation. The fundamentals are all here: main level living, three bedrooms and a full bathroom upstairs, and a partially finished basement with its own separate entrance just waiting to be reimagined as a suite or extended living space. The real showstopper? A large, flat lot that gives you room to dream, and the space to bring those dreams to life once the inside is done. Complete with ample parking. A newer roof means the big stuff up top is sorted, so you can focus your energy and budget where it counts most -- modernizing and making this home truly shine. With solid single family ownership behind it, you're starting from a place of good bones, not headaches. This is the project you've been looking for. Bring your vision, and turn this diamond in the rough into something spectacular! Accepted offer - subjects due May 8th (id:6769)

Recreation room 23'3" x 25'3"  
Laundry room 24'5" x 20'5"  
Bedroom 14'3" x 12'6"  
Foyer 7'9" x 12'8"  
Living room 16'1" x 12'4"  
Dining room 6' x 12'7"

Kitchen 10'1" x 12'7"  
Bedroom 6'11" x 9'3"  
Bedroom 9'0" x 9'2"  
4pc Bathroom Measurements not available  
Primary Bedroom 11'6" x 14'1"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



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