



## 620 Nicola Street Kamloops British Columbia

\$764,900

**\*\*OPEN HOUSE - SEPT 14, 1-3 PM\*\*** Set on a beautiful tree-lined street surrounded by other heritage properties, this timeless 1935 character-rich home meets contemporary needs. Offering 5 bedrooms, 3 bathrooms, and a flexible layout, it's ideal for families, couples, or investors seeking a mortgage helper with the 2 bedroom suite. The main floor features 2 bedrooms, a full 4-piece bath, and a spacious kitchen with gas stove, s/s appliances, walnut-stained cabinetry, and an island for prep and entertaining. Original fir floors, detailed trim, pocket windows, ornate vents, and classic hardware add warmth and personality. The cozy living room with brick fireplace is the perfect gathering space as a sitting, or media room. Upstairs, the open-concept floorplan offers a 500+ sq ft primary bedroom retreat, seating area, open galley-style closet, and a 4-piece BTH with a boutique tub. The fully finished basement has a private entrance and is home to excellent long-term tenants, providing a reliable income stream. Upgraded electrical rewiring, and new HWT. Outdoors, enjoy a fenced front yard and a large fenced backyard with multiple zones for entertaining, relaxing, and gardening - laneway access, ample parking, and an attached powered shed-ideal for projects or storage. Located in the heart of downtown, just minutes from Royal Inland Hospital, schools, library, shops, and breweries. A rare opportunity to own a charming heritage home with good income in one of Kamloops' most sought-after neighbourhoods. All measurements approx. (id:6769)

Listing Presented By:



Originally Listed by:

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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

Primary Bedroom 29'2" x 12'1"

3pc Ensuite bath Measurements not available

Living room 13'11" x 10'4"

Bedroom 14'3" x 16'8"

Bedroom 9'1" x 9'5"

Kitchen 10'5" x 10'2"

3pc Bathroom Measurements not available

Foyer 14'5" x 15'3" REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian

Storage 10'10" x 6'5"

Other 8'11" x 6'5"

Laundry room 9'11" x 6'6"

Bedroom 12'3" x 9'8"

Bedroom 12'3" x 9'8"

Living room 16'8" x 15'4"

Kitchen 16'0" x 14'1"

4pc Bathroom Measurements not available

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