



## 625 BRANDON Avenue Kamloops British Columbia

\$699,000

Beautifully maintained family home in a convenient North Shore location close to schools, parks, shopping, transit, McArthur Island Park, the Rivers Trail, and only minutes from downtown Kamloops. This charming home offers 3 bedrooms and 2 bathrooms with hardwood flooring, heated bathroom floors, double-glazed windows, and a bright, functional layout perfect for families. The kitchen features stainless steel appliances and a gas range, flowing nicely into the living and dining areas. A stacked laundry unit just off the dining room keeps everything on the main floor, and two suntubes keep the home bright and airy throughout the day. The full basement with separate entry offers excellent suite potential, featuring a spacious family room, a second bathroom with heated flooring, an office/flex room, and laundry hookups already in place - perfect for a mortgage helper, extended family, or extra space for hobbies and guests. Step outside to a beautifully landscaped, fully fenced yard with drip irrigation, mature fruit trees, including apple, cherry, apricot, plum, and pear, professionally pruned in 2026, plus a large deck with an aluminum awning, pull-down blinds, and a gas BBQ hookup. Rounding out this exceptional package are an insulated, heated garage, 200-amp electrical service, motion-sensor exterior lighting, a newer roof (2018), and plenty of parking. This warm and inviting property shows pride of ownership throughout. Book your showing today. (id:6769)

Laundry room 18'4" x 9'8"

Family room 35'9" x 12'7"

Office 13'11" x 10'5"

4pc Bathroom 7'3" x 4'10"

Dining room 7'8" x 10'8"

Bedroom 10'7" x 9'7"

Primary Bedroom 13'10" x 11'3"

Bedroom 10'7" x 9'7"

Kitchen 11'10" x 10'8"

Living room 22'2" x 12'3"

3pc Bathroom 7'4" x 7'3"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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