



## 644 BRENTWOOD Avenue Kamloops British Columbia

**\$569,900**

Great investment property or detached home for a buyer looking for a little income! This two level home features 5 bedrooms and 2 bathrooms. The two suites are totally separate from one another. The top floor includes 3 good sized bedrooms. The main living space is open and spacious. It walks out to a large covered patio which is private for the top floor residents. The bottom floor unit has 2 large bedrooms and lots of living space including a bright living room as this unit is all above grade. There is a bonus partial basement for storage. The bottom floor unit walks out to the yard where there is tons of room for gardening or catching some sunshine. The yard also features a large detached workshop perfect for storage. The home has seen a number of upgrades including furnace, roof, windows, flooring, kitchens and bathrooms. The siding has also been upgraded and a number of cosmetic upgrades throughout. The basement tenant pays \$1524 per month and the top floor is going to be vacant as of October 1st, so quick possession for the top level! Showings only on Monday-Friday before 4pm and Saturday with 24 hours notice. (id:6769)

Storage 10'3" x 8'11"

Laundry room 6'10" x 13'4"

4pc Bathroom 7'2" x 3'6"

Bedroom 10' x 10'7"

Bedroom 13'7" x 10'8"

Kitchen 10'7" x 12'4"

Dining room 10'7" x 6'

Living room 13'1" x 15'5"

Living room 13'5" x 11'7"

Foyer 6'8" x 3'6"

Dining room 11'1" x 7'7"

Kitchen 10'1" x 11'

4pc Bathroom 10'2" x 6'6"

Bedroom 10'1" x 9'4"

Bedroom 10'4" x 9'9"

Primary Bedroom 10' x 10'

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.

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://www.enjoykamloops.com/kirstenmasonreviewstestimonials.html>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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