



650 13th Avenue Kamloops British Columbia

\$799,900

Nestled on a prime corner lot at the intersection of Nicola Street and 13th Avenue, offered for the first time for sale, this solid split-level residence presents a rare opportunity to secure a prime location in Downtown Kamloops. Step into this mid-century character home, the spacious layout offers room to grow; featuring a main floor designed for both connection and privacy with its formal dining area, living room centered around a classic rock fireplace, and a versatile family room. plus a main floor office and additional bedroom that cater perfectly to a work-from-home lifestyle. The functional floor plan includes three bedrooms on the upper level, including a primary bedroom already plumbed for an ensuite (no fixtures). Beyond the main living spaces, the home features an unfinished basement and a separate storage/utility room with a door to the backyard plus crawl space for extensive storage. The basement has the potential to be suited with a separate entrance, electrical and plumbing easily accessible. The exterior includes a detached garage accessible through the covered carport and a wrap-around yard with mature trees and garden area. Sitting on an impressive 7,496 square foot R2-zoned lot with convenient alley access, this property is the ultimate find for those looking for an unbeatable location or future development potential (must verify with the City of Kamloops). The property is 62 ft deep with access from the alley and adjacent to Nicola Street and 119 ft fronting onto 13th Street.

(id:6769)

- Living room 23'10" x 10'4"
- Dining room 9' x 10'5"
- Kitchen 17'10" x 10'
- Partial ensuite bathroom 4'2" x 3'3"
- 4pc Bathroom Measurements not available
- Utility room 25'5" x 10'
- Storage 27'2" x 10'6"
- Foyer 7'1" x 3'10"
- Den 12'2" x 12'2"
- Bedroom 9'7" x 12'2"

Bedroom 10'7" x 12'2"
 4pc Bathroom Measurements not available

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