



675 Windsor Avenue Kamloops British Columbia

\$549,900

Whether you're looking for a charming well-kept home, with a mortgage helper to put your personal touches on, or an investor looking for an incredible investment property, this one's for you! Boasting 2,200 sq ft of living space, 6 bedrooms & 2 bathrooms, a spacious backyard, a separate 2 bedroom basement suite with some sound-proofing between levels, sitting on a R2-zoned 6,028 sq ft lot - all under \$550,000! Located steps away from schools, parks, shopping, groceries, the river, and just 5 minutes from Downtown Kamloops! The main floor offers a bright floor-plan with a large living room, a dining area, a galley-style kitchen with access to the back deck and stairs down to the backyard, a 4pc bathroom, laundry, and 3 generous-sized bedrooms! The basement features a 2-bedroom, 1-bathroom suite with its own entrance and laundry, plus an additional bedroom that currently is being used as a 4th bedroom for the main level but could be incorporated into the suite to create a 3-bedroom suite depending on your needs. Updates in recent years include, interior paint, new led lighting, HWT(2024), some vinyl windows & exterior doors, some appliances, vinyl fencing, Other features include central A/C, a fully fenced front yard and fully fenced backyard, storage sheds, a large concrete driveway with room for RV. These opportunities don't come up often - contact the listing agent for more information or to book a viewing! (id:6769)

- | | |
|---|--|
| Bedroom 10'0" x 9'0" | Dining room 9'0" x 12'0" |
| Utility room 5'0" x 6'0" | Living room 18'0" x 14'0" |
| Laundry room 12'0" x 10'0" | Foyer 5'0" x 6'0" |
| 4pc Bathroom Measurements not available | Full bathroom Measurements not available |

Bedroom 8'6" x 10'0"	Bedroom 10'0" x 8'6"
Bedroom 10'0" x 8'6"	Bedroom 9'0" x 9'0"
Primary Bedroom 12'0" x 11'0"	Dining room 8'0" x 7'0"
Laundry room 10'0" x 8'0"	Kitchen 10'0" x 10'0"

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:



ESTATEVUE 360°

Originally Listed by:
eXp Realty (Kamloops)



ROYAL LEPAGE

Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

Kitchen 14'0" x 8'0"

Living room 14'0" x 11'0"