



690 Alberni Avenue Kamloops British Columbia

\$699,000

Investor alert, mortgage helper or multi-generational living opportunity in North Kamloops! This updated single-family home offers exceptional flexibility with a 3 bedroom legal suite with own hydro, and a functional layout for comfortable living up and down. The main level features a bright living room, updated flooring, a refreshed kitchen with stainless steel appliances and tile backsplash, plus 3 bedrooms including a spacious primary. Major updates include windows, roof, doors, furnace, hot water tank, and flooring. The lower legal suite offers its own kitchen, living and dining space, 3 bedrooms, 4-piece bathroom, separate entry, and great separation from the main home. Outside, enjoy a level, fully fenced yard with room to relax, garden, or create separate outdoor spaces for both units. The property also offers open parking, and RV/toy parking potential. Located close to schools, transit, shopping, TRU access, and downtown Kamloops amenities, this property checks the boxes for buyers looking for income potential, a family home with a suite, or a strong Kamloops real estate investment. A rare opportunity to own a well-located North Kamloops home with a legal 3 bedroom suite and major updates already completed. (id:6769)

- Other 11' x 6'11"
- 4pc Bathroom 8' x 8'
- Bedroom 15'1" x 7'6"
- Bedroom 15'1" x 8'1"
- Bedroom 15'5" x 11'5"
- Laundry room 12'11" x 7'10"
- Living room 26'10" x 14'11"
- Kitchen 12'2" x 11'5"
- 4pc Bathroom 11'5" x 5'5"
- Bedroom 11'7" x 8'3"
- Bedroom 11'7" x 7'5"
- Primary Bedroom 12'2" x 11'5"
- Living room 15'1" x 12'11"
- Dining room 11'5" x 9'4"
- Kitchen 11'5" x 8'10"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

<https://deliajones.com/>



Royal

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