



423 1ST Avenue 7 Kamloops British Columbia

\$509,900

Just two blocks from downtown Kamloops and steps from restaurants, shopping, Riverside Park, and Royal Inland Hospital, this bright and open-concept townhome offers modern living with style and comfort. The main level features a beautifully updated kitchen, a 2-piece bathroom, and a spacious living and dining area that opens onto a large private south-facing patio, perfect for BBQs or soaking up the sun. Upstairs includes two generous bedrooms and an updated 4-piece bathroom, while the basement provides flexibility with a large rec room, a renovated 3-piece bathroom, laundry, and abundant storage, including custom pull-out cabinets under the stairs. Recent home improvements (2021-2025) include fresh interior paint throughout, a fully renovated basement bathroom with new shower, sink, and flooring, an updated main bathroom with new flooring, vanity, sink, and toilet, and a brand-new fence (2025), offering privacy and security. This move-in-ready home is perfect for first-time buyers or small families looking for convenience, comfort, and a prime location in a high-demand rental area. Your patio is ready for summer! (id:6769)


Bedroom 16'4" x 11'4"	Foyer 8'6" x 5'0"
Primary Bedroom 14'0" x 13'0"	Family room 10'0" x 6'6"
4pc Bathroom Measurements not available	Dining room 17'0" x 10'0"
Recreation room 16'6" x 15'0"	Kitchen 9'0" x 8'6"
Den 8'0" x 8'0"	Living room 10'6" x 19'6"
3pc Bathroom Measurements not available	2pc Bathroom Measurements not available

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 **ROYAL LEPAGE**

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