



## 714 9TH Street Kamloops British Columbia

\$599,900

Amazing location close to everything in this spacious 3 bedroom up home with a self contained 1 bedroom suite. The main floor features a large and bright living room with fireplace and hardwood floor, kitchen and dining room and sliding door to shared laundry room. Upstairs has new flooring throughout, 3 good size bedroom and a 4-pc bathroom. The daylight basement has a separate entrance around the back of the house, functional kitchen, big living room and bedroom all with new flooring, trim and paint and a 3-pc bathroom. There is an outside entrance to the shared laundry room along with a single garage and lots of parking in the front of the house. This quarter acre lot has plenty of potential for future garage/shop or possible development. Close to restaurants, shopping, transit and recreation this is a must see for investors, buyers wanting a mortgage helper or even for generational living. (id:6769)

Bedroom 11'0" x 7'6"

Bedroom 12'0" x 7'6"

Primary Bedroom 13'0" x 10'0"

4pc Bathroom Measurements not available

Bedroom 11'0" x 10'0"

Kitchen 8'6" x 7'0"

Living room 10'6" x 13'0"

3pc Bathroom Measurements not available

Laundry room 7'0" x 5'6"

Kitchen 11'0" x 9'0"

Dining room 9'0" x 8'6"

Living room 14'0" x 11'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<http://www.richardbates.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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.