



755 FLEMING Drive Kamloops British Columbia

\$819,000

Well-maintained Aberdeen family home situated on an expansive 8,800 sq ft lot, offering 2,666 sq ft of developed living space. The main level features a bright open-concept kitchen flowing into the dining and living areas, ideal for everyday living. Three spacious bedrooms and a full bathroom are located just a few steps up. The lower level includes a recently completed legal one-bedroom basement suite with two additional dens, providing excellent mortgage-helper or investment potential. The suite features a separate entrance, private laundry, 1.5 bathrooms, new kitchen appliances, a separate split A/C system in the living area, and a new HRV system, making it ideal for extended family or rental income. Located in a quiet, family-friendly neighbourhood with strong income potential. Recent updates include a hot water tank, flooring, furnace, and a roof approximately seven years old. The fully developed backyard includes a shed and a rare find - chicken coop. Additional features include a double-height oversized garage with excellent storage or workshop potential, central air conditioning, new main-floor washer and dryer, and wired security cameras. All measurements are approximate. Property is fully tenanted and generating strong rental income. 24 hours' notice required for showings. (id:6769)

- Bedroom 13'0" x 9'11"
- Bedroom 9'11" x 9'0"
- Primary Bedroom 15'11" x 14'11"
- 4pc Bathroom 9'11" x 7'
- Living room 13'0" x 11'
- Bedroom 10'0" x 8'0"
- Kitchen 13'0" x 12'0"
- 4pc Bathroom 8'4" x 5'
- 2pc Bathroom 6' x 3'
- Storage 11' x 7'
- Den 10' x 10'
- Den 14'0" x 13'0"
- Living room 17'0" x 15'0"
- Dining room 12'0" x 11'
- Kitchen 13' x 13'

Listing Presented By:



Originally Listed by:
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