



# 815 Nicolani Drive Kamloops British Columbia

\$674,900

Open House Saturday April 11 12pm-2pm! This well-maintained 4 bedroom, 3 bathroom home offers a flexible layout ideal for families or multi-generational living, with income potential on both levels. The upper floor features 3 bedrooms, an open-concept living, kitchen and dining area with a gas fireplace, new stainless steel appliances (2024), new carpet and paint (2024), and central A/C installed in summer 2025. The spacious primary bedroom includes a 4-piece ensuite, plus there is an additional 4-piece main bath. Step out to the back patio with gas BBQ hookup overlooking the fully fenced yard. The upper level was previously rented for \$2,500/month plus utilities currently vacant. The 1 bedroom basement suite includes a private entrance, full 4-piece bathroom, eat-in kitchen, bright living area, shared laundry, and covered patio. The suite previously rented for \$1,300/month and paid its own utilities. Basement vacant upon possession. Additional features include a double car garage and RV parking. All measurements approx (id:6769)

- Kitchen 12'8" x 12'4"
- Laundry room 13'5" x 5'5"
- Living room 12'7" x 8'10"
- Foyer 12'8" x 10'6"
- 4pc Bathroom 10'1" x 4'10"
- Bedroom 10'0" x 12'10"
- Full ensuite bathroom 10'3" x 5'11"

- Primary Bedroom 13'7" x 18'0"
- Bedroom 9'2" x 11'0"
- Living room 12'9" x 22'8"
- Dining room 10'3" x 9'2"
- Bedroom 9'2" x 11'1"
- 4pc Bathroom 10'3" x 6'11"
- Kitchen 10'3" x 11'11"

Listing Presented By:



Originally Listed by:  
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<http://www.foreverkamloops.com/>



Royal

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