



# 872 Kitamoto Road Kamloops British Columbia

\$659,900

Discover a home that truly makes sense practical, flexible, and positioned for real value. Located on a quiet cul-de-sac, this 4-bedroom, 3-bath duplex with a fully self-contained 1-bedroom suite (shared meters) offers an affordable path into homeownership or a smart addition to any investment portfolio. Step inside and notice how the open-concept layout creates an easy, functional flow. New flooring and recessed lighting bring a clean, updated feel, while the spacious kitchen keeps everything within reach—perfect for both everyday living and effortless entertaining. Upstairs, the main living area is warm and inviting, centered around a gas fireplace that adds comfort and character—an ideal space to relax at the end of the day. The layout offers practical separation and livability, designed to work with your routine, not against it. The walk-out lower level provides true flexibility: generate rental income, host extended family, or create a private space tailored to your needs. It's a home that adapts as your situation evolves. Outside, the large level lot offers usable space without the burden of high maintenance, all set in a peaceful, low-traffic setting. A single-car garage adds convenience, while the location keeps everything close—just one block to an elementary school, five blocks to a high school, and near shopping, golf, the river, walking trails, dog parks, and public transit. Whether you're a first-time buyer seeking a smart, affordable entry, an empty nester simplifying without compromise, or an investor looking for strong, versatile potential, this property delivers. When you consider the balance of cost, comfort, and options, it becomes clear—this is a home designed to work for you. Seeing it in person is the natural next step. (id:6769)

Listing Presented By:



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Royal

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3pc Ensuite bath Measurements not available

Kitchen 9'3" x 9'0"

4pc Bathroom Measurements not available

Foyer 10'9" x 5'

Bedroom 10'8" x 13'3"

3pc Bathroom Measurements not available

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Bedroom 10'8" x 13'3"

Laundry room 7'2" x 13'10"

Primary Bedroom 12'11" x 11'6"

Bedroom 10'9" x 12'1"

Dining room 12'0" x 10'9"

Family room 16'0" x 12'2"

Living room 14'7" x 12'1"

Kitchen 12'1" x 6'