



872 Puhallo Drive Kamloops British Columbia

\$569,900

Looking for a smart investment or a home with built-in income potential? Welcome to this well-maintained 4-bedroom, 2-bathroom property in the highly desirable community of Westsyde. Situated on a flat and usable 7,800 sq.ft. lot, this home offers a self-contained 1-bedroom mortgage helper with a separate rear entrance, making it an excellent opportunity for investors, first-time buyers, or those looking to offset their monthly expenses. This property is set up for functionality and flexibility, featuring two hydro meters, two 100-amp electrical panels, and two hot water tanks (upstairs replaced in 2020 and downstairs in 2021). Additional updates include central air conditioning installed in 2022 and several newer appliances from 2021. The roof was replaced in 2008, providing peace of mind for years to come. Inside, the home has been exceptionally cared for and shows pride of ownership throughout. With solid mechanical updates already completed, a fresh coat of exterior paint would further enhance the curb appeal and add instant value. Located in the beautiful bedroom community of Westsyde, you'll enjoy a family-friendly neighbourhood close to schools, parks, shopping, recreation, and public transit. Whether you're expanding your investment portfolio or searching for a home that helps pay the mortgage, this property is one you won't want to miss. (id:6769)

- Foyer 10' x 8'
- 4pc Bathroom Measurements not available
- Laundry room 8' x 5'
- Bedroom 9' x 11'
- Kitchen 10' x 8'
- Living room 12' x 10'
- 4pc Bathroom Measurements not available
- Bedroom 10' x 9'
- Bedroom 10' x 8'
- Primary Bedroom 12' x 12'
- Kitchen 18' x 8'
- Dining room 10' x 10'
- Living room 12' x 17'

Listing Presented By:

Originally Listed by: Brendan Shaw Real Estate Ltd.



LePage
#4002 - 2271 Harvey Ave ,
Kelowna, BC,
Phone: (250) 860-1100
lorneayers@royallepage.ca

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