



## 918 Kirkland Place Kamloops British Columbia

\$649,000

Welcome to this rare opportunity to own a spacious 14,059 sq ft property that's never been listed before. Ideally located with dual access from Kirkland Place and a paved alleyway, this solid, well-laid-out bungalow is perfect for families or future development. The main floor offers a bright, flowing layout with three generous bedrooms and a 4-piece bath. Downstairs features two more bedrooms, a second 4-piece bath, and a kitchenette with gas stove outlet and fridge—great for in-laws, teens, or rental income. Family-friendly features include an oversized 21' x 24' semi-detached garage, large driveway, expansive 30'6" x 10' rear deck, nearly fully fenced yard, two storage sheds, mature fruit trees, and loads of space for kids to play or garden. Updates include a 10-year-old furnace and 8-year-old roof. Located on a major bus route with a direct line to TRU, and walking distance to schools, parks, shopping, and recreation. This is a lifestyle investment with space to grow and the location to match! (id:6769)

Other 11' x 11'	4pc Bathroom 11' x 11'
Utility room 11'6" x 11'	Bedroom 12'6" x 10'
Family room 31' x 25'	Bedroom 10' x 9'
Bedroom 11'6" x 10'6"	Foyer 12' x 4'
Bedroom 11' x 10'	Living room 17' x 14'
4pc Bathroom Measurements not available	Dining room 18'6" x 12'
Primary Bedroom 11' x 11'	Kitchen 14'6" x 12'

Listing Presented By:



Originally Listed by:  
Brendan Shaw Real Estate Ltd.



Royal

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