



## 109 KOOTENAY STREET Kitimat BC

\$194,900

Looking to make a little extra money to pay the mortgage? This storey-and-a-half has separate entrances for upstairs and down, so you can have a rental income helping to cover costs! With updates including windows, roof, furnace, kitchen and bathroom downstairs, a lot of big items have been taken care of. Downstairs has 2 bedrooms and 1 bathroom with lots of storage, and upstairs has 1 bedroom with a kitchen and 3-piece washroom. A large 26' x 12' garage is great for parking, and there is a workshop space, as well, for all the tools. Within walking distance of downtown and Kildala Elementary School, this has a great location!

Living Room 16'3 x 11'

Dining Room 14'3 x 8'

Master Bedroom 13'6 x 9'6

Bedroom 10'10 x 9'6

Foyer 17'6 x 7'

Kitchen 8'7 x 6'

Dining Room 8'7 x 7'8

Living Room 11'8 x 9'10

Bedroom 13'8 x 11'6



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