



1640 COLDWATER AVE South West BC

\$569,000

Welcome to this practical 4 bdrm, 2 bath family home, conveniently located near schools, parks, and shopping for easy, comfortable living. The main floor hosts a functional custom kitchen & a cozy living area. Though the bedrooms are on the smaller side, they offer comfort and ample natural light. Notably, the basement holds a 1 bdrm sound-proofed, fire-rated, & insulated legal suite. This versatile space is ideal for extended family, guests, or potential rental income, ensuring privacy & comfort for all. In 2022, the basement received extensive renovations, including a new furnace and hot water tank for efficiency. The detached 24 x 26 garage is fully insulated & equipped w/steel shelving, providing a functional workshop area & ample space for storage or hobbies. Network cables throughout the house ensure seamless modern connectivity. Come and envision making this cozy house your family's home, where practicality meets fantastic neighborhood living.

4pc Bathroom

5pc Bathroom

Kitchen 14\4x13

Kitchen 14\9x12\9

Living 13x15\5

Living 14\6x21\6

Mast BR 11\2x14\10

Bedroom 14x9\5

Bedroom 9\4x12\7

Bedroom 8\4x12\6

Laundry 16x12

Listing Presented By:



Originally Listed by:
RE/MAX LEGACY

janis@janispost.com
Null



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324

mikeshannon@royallepage.ca