



## 400 ALEXANDER AVE Kamloops BC

\$779,900

Send this listing to anyone you know wanting a 2nd residence on their property! The fully permitted studio-style garden suite is an incredible advantage for anybody needing a family member or rental income on their property, but not in the same house! The main home was stripped to studs, re-insulated, and fully renovated. Custom touches throughout, including the beautiful kitchen with vaulted ceiling, concrete countertops, massive island, and storage galore. (One of a kind bathroom sink!) This home is set up as a three bedroom / two bathroom, but the downstairs office space has a window and could be a fourth bedroom. Huge crawlspace under the main house as well as another under the garden suite, and don't forget about the spacious workshop! Beautiful patio, fully fenced, landscaped, electrical utilities run underground, and so much more. Reach out for a full package and details! \*Garden suite to be viewed on second showing only as Sellers don't want to disturb their great tenant.

3pc Bathroom

3pc Bathroom

Living 15x15x5

Kitchen 10x3x18x4

Bedroom 14x10x9x9

Bedroom 10x5x13x9

Nook 5x5x6x9

Office 8x6x4

Cold Room 3x4x5x10

Bedroom 11x5x8x10

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(KAMLOOPS)

akrausert@kadrea.com  
<http://askaaron.ca>



**Royal**

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
[mikeshannon@royallepage.ca](mailto:mikeshannon@royallepage.ca)