



## 409 FIR AVE North West BC

\$329,000

Nicely updated and well kept 5 bdrm 2 bath home with a possible in-law suite in the village of Clinton. Inside on the main you will find an open, updated kitchen with s/s appliances and island, large dining area, bright livrm, beautifully updated 4 pc main bath, 2 fair sized bdrms and a large master with French doors offering a separate entrance. Downstairs there is a large kitchen, livrm area, 2 bdrms, utility room and updated 3 pc bath/laundry room. This space works great for a larger family, or with a bit adjustments could be a self contained 2 bdrm, 1 bath level entry suite. Outside the home boasts a chicken coop, evening sun, and two driveways. Tons of updates to the home in recent years including upgraded 200 amp electrical, LED lighting throughout, new high efficiency gas furnace, new hot water tank, flooring and paint, updated bathrooms, and updated main floor kitchen. 24 hrs notice needed for showings. Email L.S for info package.

Kitchen 8x15  
Kitchen 10x12  
Dining 7x16  
Living 10x15  
Living 12x21  
3pc Bathroom

4pc Bathroom  
Bedroom 10x12  
Bedroom 8x12  
Bedroom 7x12  
Bedroom 8x11  
Mast BR 11x15

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE KAMLOOPS  
REALTY

bbolster@kadrea.com  
Null



**Royal**

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca