



## 456 ROYAL AVE Kamloops BC

\$479,900

Charming 1940s home nestled in the thriving river corridor of North Kamloops, offering an excellent opportunity for first-time homebuyers. This property sits on a large 50X120 Ft corner lot with lane access, providing both privacy and convenience. The area is undergoing extensive redevelopment, making it an exciting time to be a part of this community's transformation. The main floor boasts 2 bedrooms and a well-appointed bathroom, while the lower level features an additional 2 bedrooms, adding versatility to the layout. A unique highlight is the spacious 24X15 detached workshop, perfect for hobbies or extra storage space. Whether you're inclined to redevelop this incredible lot or restore the charm of this home, the possibilities are vast. The proximity to McDonald Park adds recreational convenience, and the mature landscaping enhances the overall appeal of this very private property. Embrace the charm of the past and the promise of a thriving future in this prime North Kamloops location.

4pc Bathroom  
Kitchen 12x15  
Dining 12x10  
Living 13x15  
Bedroom 10\6x12\6

Bedroom 13x11\6  
Bedroom 11x8  
Other 4\6x6  
Den 10\9x13  
Laundry 11x13

Listing Presented By:



Originally Listed by:  
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