



## 527 SHUSWAP AVE South East BC

\$488,000

Looking for some options? Centrally located with C2 zoning this property has many options! Currently being used as a spacious family home it has previously been used as a home with daycare.(the reason for the cute little extra half bath) On the main level are two bright bedrooms with one boasting massive custom his and her closets. Much original hardwood is still present along with an updated roomy kitchen with well appointed lighting, updated windows and opens onto a covered deck with stairs to the backyard. Down the stairs inside leads you to an open area for family and games room, bathroom and roomy laundry/sewing area downstairs spacious enough for 2 sets of washer dryers. Basement has outside access. Attached Double garage and shop area with lots of parking fully fenced. New tin roof in 2016. There are a few projects left to put your own touch on. 24 hours notice for showings if possible.

3pc Bathroom

4pc Bathroom

2pc Bathroom

Bedroom 14\4x11

Bedroom 15\5x13\2

Living 12\4x18\4

Kitchen 10\3x15\1

Dining 8\9x10\4

Laundry 14\2x8

Family Room 14\4x11\3

Games Room 15\4x12\11

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE WESTWIN RLTY.

lisaatkinson@royallepage.  
Null



Royal

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca