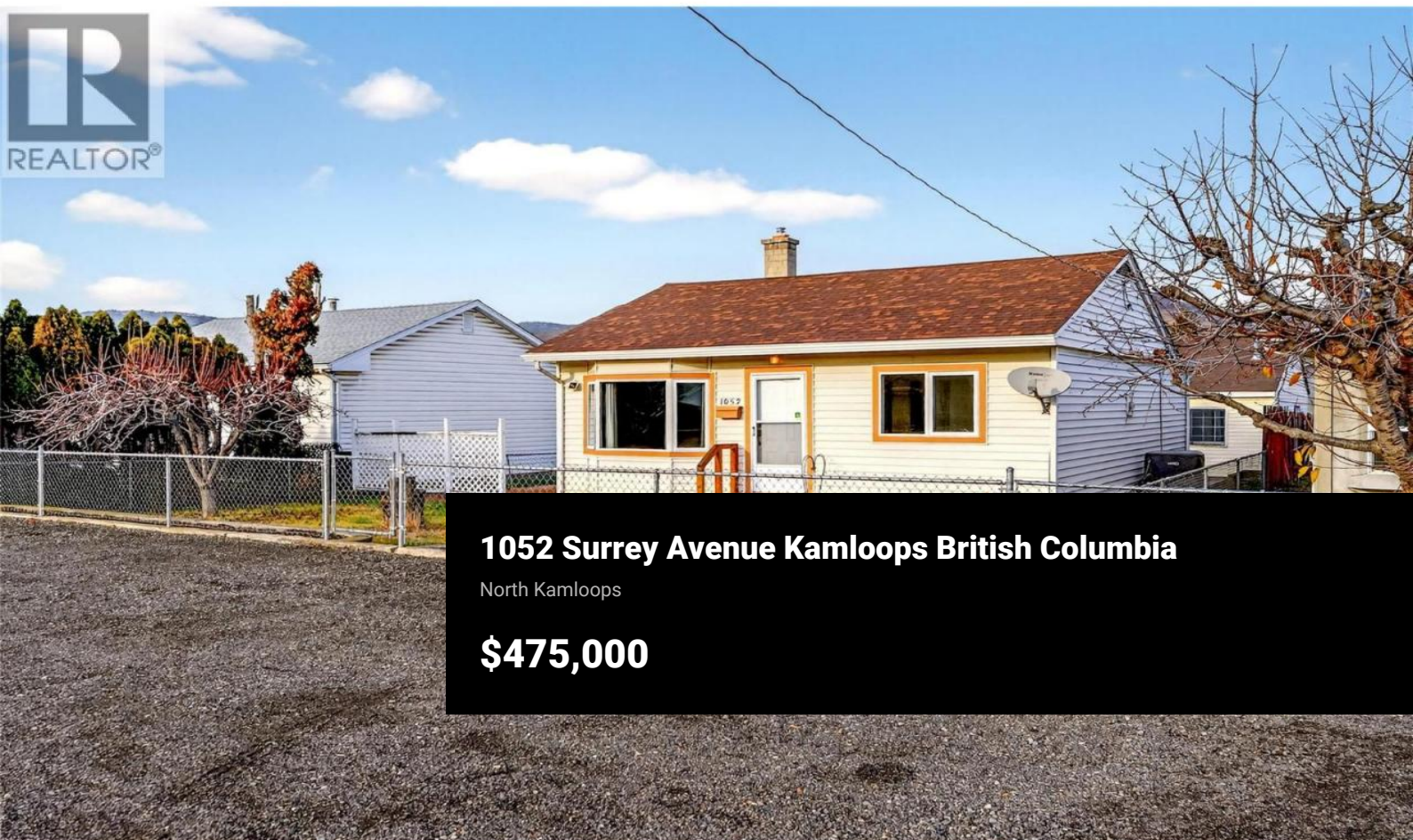




1052 Surrey Avenue Kamloops British Columbia

North Kamloops

\$475,000



A rare find in Kamloops -- a well-kept rancher with a basement AND a heated detached shop (~24' x 30') with both front and back lane access! An open-concept living and dining area welcomes you with exceptional flow into the bright and spacious kitchen, featuring real oak wood cabinetry. The living room overlooks a mature pear tree in the front yard, which blooms beautifully in season and brings a warm, charming feel to the space. Enjoy the convenience of main-floor laundry with easy access to two great-sized bedrooms and a well-placed full bathroom. Downstairs offers a partially finished basement with tons of storage or the opportunity to finish the space and expand your living area. Major updates include: windows (2013), AC (approx. 2013), furnace (2012), hot water tank (2022), and a brand-new roof (2025). This home has been lovingly maintained by its one long-term owner -- and it shows. BONUS: Lane access leads directly to the backyard where you'll find room for RV parking and the large heated detached shop -- a standout feature. The lot is a great size and offers the flexibility and usability you're looking for. Located close to transit, shopping, parks, schools, and major routes, this home is an excellent fit for first-time buyers, investors, or downsizers wanting a practical, well-cared-for property with all the major updates already completed. Some photos have been edi...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Victoria Mejia

Royal LePage - Wolstencroft

Phone: (778) 898-9392

<http://www.soldbyvictoria.com/>

