

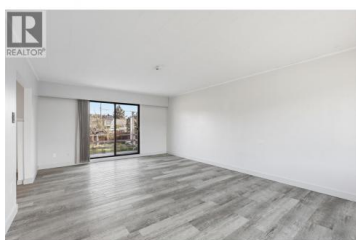


1144 Sherbrooke Avenue Kamloops British Columbia

North Kamloops

\$589,999

OPEN HOUSE! Sunday, April 19th, 2pm - 4pm... VACANT & MOVE-IN READY SUITED HOME in a great location on the North Shore. This spacious 4-bed, 2-bath home offers 1,900 sqft of living space, perfect for investors or as a mortgage helper. This convenient location offers easy access to shopping, schools, dining, parks, and all the amenities! Main floor features a bright layout with large rooms, an open living and dining space, and a functional kitchen. Two bedrooms and a full bathroom complete this level. Step outside from the main floor to a large back deck overlooking the fully fenced yard, complete with 2 storage sheds--perfect for outdoor living and hobbies. Downstairs, the basement suite has a separate entry with 2 bedrooms, kitchen, 4-piece bathroom with laundry. This level previously tenanted for \$1,900/month plus 40% utilities, a strong income for an owner or investor. Located on a flat 7,200 sqft lot, outside the 200 year flood zone with lane access, allowing up to 4 units subject to city approval. Offering plenty of parking and opportunity to build a carriage home (there is a carriage home 2 doors down). Recent updates include brand new windows and updated flooring throughout (2025), freshly painted siding (2025), roof (2018), hot water tank (2017), sump pump (2019), upgraded 200-amp service, furnace, and heat pump (2008). Contact the listing team at Brookstern Realty G...



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

Kip Clere

eXp Realty (Kamloops)

Phone: (778) 765-0542

