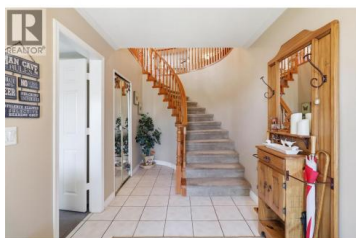




## 1165 13th Street Kamloops British Columbia

Brocklehurst

# \$965,000



Location is everything--and this exceptional 3,600+ sq. ft. basement-entry home checks all the boxes. With 7 bedrooms and 4 bathrooms, this bright and spacious residence offers incredible flexibility for growing families, multi-generational living, or savvy investors. The main floor is designed for both comfort and entertaining, featuring a generous primary suite with a convenient level-entry ensuite shower, a sun-filled living room, and a welcoming family room with a cozy gas fireplace. The formal dining area and well-equipped kitchen with a breakfast nook make hosting effortless. Downstairs adds even more value, with a large recreation room (complete with a second gas fireplace), an additional bedroom, a full bathroom, and extensive utility, laundry, and storage space. Plus, the bright 2-bedroom, 2-bathroom daylight in-law suite with its own private entrance offers excellent income potential or the perfect setup for extended family. Enjoy easy-care living with durable laminate and tile flooring throughout, complemented by select carpeted areas for added comfort. Step outside to a flat, fully fenced backyard featuring raised garden beds, mature fruit trees, and two storage sheds--ideal for relaxing, gardening, or family time. A low-maintenance tile roof adds lasting peace of mind. Move-in ready and packed with potential, this home is perfectly located within walking distanc...



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

**Steve Herman**

Royal LePage Westwin Realty

Phone: (250) 319-3322

<http://hermanonhomes.ca/>

