



## 1440 ORD Road 13 Kamloops British Columbia

Brocklehurst

# \$119,900



Welcome to this updated 2-bedroom, 1-bath home in sunny Brocklehurst – an excellent opportunity for first-time buyers, downsizers or a young family looking for comfort, space and value. This 12x64 mobile with a large addition offers flexible living with the potential for a 3rd bedroom, home office, workshop or hobby space to suit your lifestyle. Inside, you'll find a bright drywalled interior with refreshed paint and numerous updates over the years, including the furnace, heat pump, hot water tank, windows and a brand new Silver Label electrical certification for added peace of mind. The kitchen features updated cabinetry and a gas range, while the spacious primary bedroom includes patio door access to the private backyard. The main bathroom has been updated with a newer walk-in shower. Outside, enjoy great parking, a storage shed and a private yard perfect for kids or relaxing evenings outdoors. Located in family-friendly Brocklehurst, you're close to parks, schools, shopping, transit, making everyday living convenient and enjoyable. A fantastic place to start out, simplify and make your own. Some photos have been digitally staged. (id:6769)

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