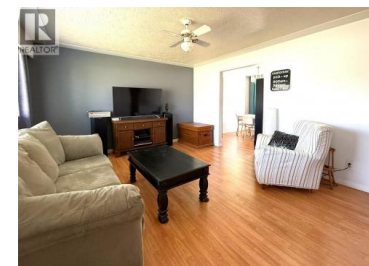




1359 HAMILTON Street Kamloops British Columbia

North Kamloops

\$549,900



INVESTOR ALERT! Welcome to this move-in ready home in a quiet, family-friendly neighborhood, perfectly suited for both younger families and those looking for a smart investment. The spacious yard provides an ideal spot for children and pets to play, while the back deck with privacy screens creates the perfect setting for summer barbecues and outdoor entertaining. Inside, the main floor features laminate flooring and a bright, comfortable layout with three bedrooms and a full four-piece bathroom. The kitchen offers plenty of cabinet space and comes with a fridge and stove, while the dining area opens through a French door to a large recreation room, formerly the garage, providing extra living or indoor play space. Window air-conditioning units are included for warm summer days. The lower level presents excellent income potential with a one-bedroom plus den in-law suite. This suite is accessed through a bright shared laundry area with washer and dryer included and features a large L-shaped kitchen equipped with a fridge, gas range, dishwasher and microwave. Close to schools, the scenic River's Trail and everyday amenities, this property is ready for you to move in and enjoy, while offering the added advantage of mortgage-helping rental income or space for extended family. (id:6769)

Linda Turner

RE/MAX Kamloops

Phone: (250) 374-3331

<http://lindaturnerprec@gmail.com/>



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

