



## 1371 Ottawa Place Kamloops British Columbia

North Kamloops

# \$529,900



Live in this home or invest, and this location is not inside the 200 year flood plain! Main floor is vacant, and the non-conforming 2 bedroom basement suite is rented for \$1500 a month + 40% of the utilities. Separate laundry facilities up and down. Sellers state that the roof was replaced in Jan 2025, and the high efficiency furnace, central air-conditioning, and hot water tank were replaced in June 2024. Enjoy the lane access large fenced lot of over 7000 square feet, which also boasts a good sized shop/shed with a work bench. Bring your colour and decorating ideas to this generous main floor plan that also has a large screened in deck area. Located just one block from the Bert Edwards science and tech elementary school and a short walk to transit and shopping. Basement tenants require 24 notice for all showings. All measurements approximate. (id:6769)

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