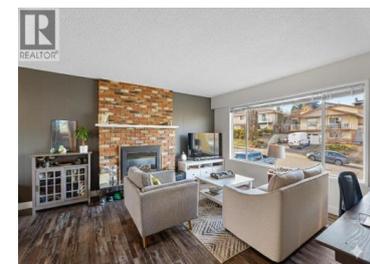
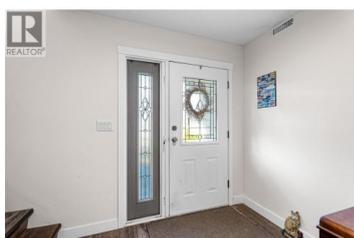




## 1616 HILLCREST Avenue Kamloops British Columbia

Batchelor Heights

# \$724,900



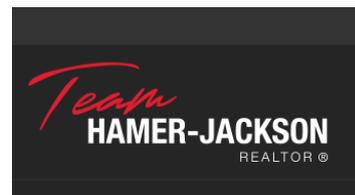
Open House Saturday Feb 28 12-2pm . Located in sought-after Batchelor Heights -- one of the sunniest residential pockets of Kamloops -- this home is perched on a south-facing slope with extended evening light and panoramic city views. Enjoy direct access to the grasslands for hiking, biking & dirt biking, all just minutes to city amenities. The main floor offers 3 bdrms and a bright kitchen with stainless appliances and access to the newer back deck with beautiful mountain views. Updated flooring, baseboards, paint & light fixtures give the home a fresh, move-in-ready feel. The lower level features a 2-bdrm basement suite with separate laundry and spacious living area. Currently rented for \$1,500/month to a great long-term tenant, offering strong income stability. The upper level also commands excellent rental income, making this an ideal investment if you are looking to expand your portfolio. Updates include exterior paint (2025), furnace & A/C (2021), HW tank (2022). Additional features. Gas fireplaces up & down. Fully fenced yard, exterior storage. All meas. approx. (id:6769)

**Skyleigh Mccallum**

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