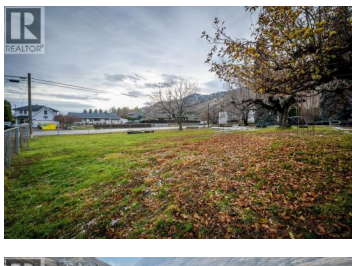
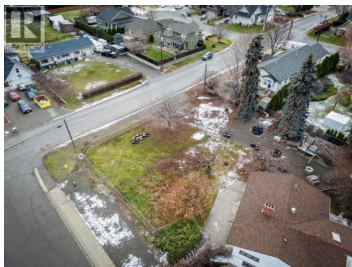
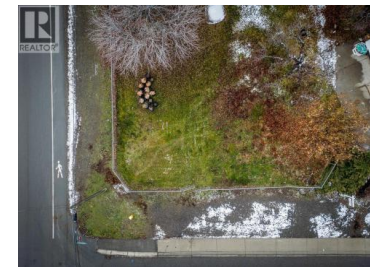




## 3202 HARGRAVES Place Kamloops British Columbia

Westsyde

**\$619,900**



Exceptional development opportunity in the heart of desirable Westsyde! Situated on a spacious 10,500 sq ft lot, this property comes with subdivision approval already in place for two R2 zoned lots, offering incredible potential for investors, builders, or buyers looking to maximize value. With flexible R2 zoning, the options are plentiful including duplexes, secondary suites, multi-family potential, or future development opportunities (buyer to verify with the City of Kamloops). Located in one of Kamloops' most family-friendly neighbourhoods, Westsyde is known for its excellent schools, parks, trails, recreation, and convenient amenities. Enjoy easy access to shopping, restaurants, Westsyde Pool & Fitness Centre, The Dunes Golf Course, and the beautiful North Thompson River. The area continues to see strong demand thanks to its community feel, larger lot sizes, and quick access to downtown Kamloops. Whether you're looking to build, invest, or hold for future potential, this is a rare chance to secure a ready-to-go development property in a growing area. Opportunities like this are hard to find! (id:6769)

**Quinn Pache**

Stonehaus Realty Corp

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