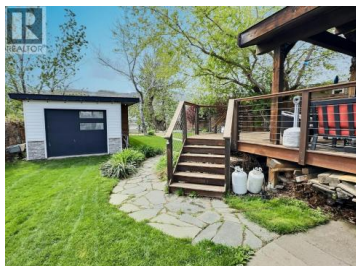




## 327 ROYAL Avenue Kamloops British Columbia

North Kamloops

**\$974,900**



This riverfront property is located just minutes from downtown on trendy Royal Ave. With both front and back decks providing additional living space, the main floor plays host to nearly 1800sf. Inside, there are 3 bedrooms on the main floor with an updated kitchen featuring stainless steel appliances, under-mount sink with garburator, quartz counter tops, brick island, open concept floor plan with a 20x20 deck (10x20 covered with T&G vaulted ceilings). Loads of character with the barn wood feature wall, barn door, original brick work along with the post & beams. The renovated 1 bedroom basement suite includes sound proof insulations, hardwood floors, custom bench seating, paint, electrical & large open concept layout, updated 4pc bathroom with heated tile and urinal for the boys! Other features & highlights include underground sprinklers, updated heat pump, furnace, hot water tank, new dryer, electrical panel upgrade to 200 amp service, all new plumbing & electrical. 14 x 36 detached shop, updated exterior paint, gable ends and gutters, dock, wired for a hot tub. Separate laundry up / down. Previously renting for 6K per month, this is a great income property or family home. measurements approx. buyer to verify if important. (id:6769)

**Blair Harper**

eXp Realty (Kamloops)

Phone: (778) 220-7673



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

