



## 341 KENORA Road Kamloops British Columbia

North Kamloops

**\$699,900**



Welcome to this charming 4 bedroom, 2 bathroom home located across from McArthur Island and the Rivers Trail in a vibrant North Shore neighbourhood. Whether you're looking for additional revenue or multigenerational living, this property offers incredible flexibility. The bright main level features a spacious living room with a cozy gas fireplace, efficient kitchen with ample storage, 2 bedrooms, and a 4-piece bathroom. A sunroom off the dining room makes for an ideal family room or office with access to a sun deck overlooking a flat backyard ready for your gardening ideas. The xeriscaped front yard is low maintenance with partially completed irrigation. Downstairs you'll find a 2 bedroom legal suite completed in 2020. The modern kitchen features a gas range, epoxy marble-effect countertops, and under-cabinet lighting. The open living space offers lots of natural light, gas fireplace and vinyl plank flooring. The bathroom features heated floors and glass framed shower. The primary bedroom offers ample closet space and the 2nd bedroom has French doors leading to the backyard. Additional updates include: furnace and hot water tank (2023), roof/ attic insulation/deck stairs/200 amp panel (2020), and windows/exterior doors. Close to parks, recreation, shopping, restaurants, and transit, this prime location makes the suite a great short-term rental option. Don't miss your opportu...



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