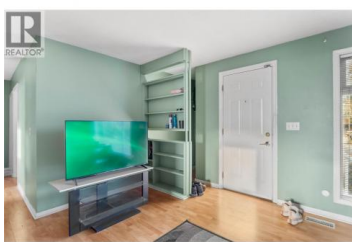




## 417 Mulberry Avenue Kamloops British Columbia

North Kamloops

**\$485,000**



Welcome to 417 Mulberry Ave. This 3-bedroom, 1 bath rancher style home perfectly situated on a large corner lot in one of the area's most convenient and up and coming neighborhoods. With a single attached garage and a smart, functional layout, this property offers comfort, practicality, and room to grow. Step inside to a bright open concept living space ideal for families, first-time buyers, or anyone seeking a centrally located home close to everything. All major amenities—including shops, parks, schools, daycares, and public transit—are just minutes away, making day-to-day living effortless and connected. Outdoors, the spacious lot provides exceptional opportunity. Whether you're dreaming of extra parking, expanded outdoor living, or future development, this property offers excellent potential for a carriage house (buyer to verify with local zoning) or large detached shop. With its prime location, solid layout, and valuable lot potential, this charming home is one you won't want to miss. With a little vision and elbow grease this property could be a little gem you have been waiting for. Call now for details and showings. (id:6769)

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