



## 501 MacKenzie Avenue Kamloops British Columbia

North Kamloops

**\$425,000**



First-time buyer and investor alert! This super-cute and well-appointed 890 sq. ft. bungalow is centrally located near shopping, schools, transit and everyday amenities. Move-in ready and freshly painted throughout in July 2026, the home offers a comfortable, welcoming interior along with numerous practical improvements. Recent updates include a microwave, sump pump and dryer, plus a Nano Restoration roof-rejuvenation treatment completed in April 2025 with a transferable 10-year warranty. Outside, the owners have added off-street parking, front and rear walkways, rebuilt the back gate, replaced fence posts with concrete-set supports and installed a new backyard security light. The backyard has also been improved with removal of the large Manitoba maple, while select young growth was retained to provide future shade. A window well was added for easier access to the exterior faucet. Affordable, conveniently located and ready for immediate enjoyment--this charming bungalow is an excellent opportunity to enter the market or add to your investment portfolio. (id:6769)

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