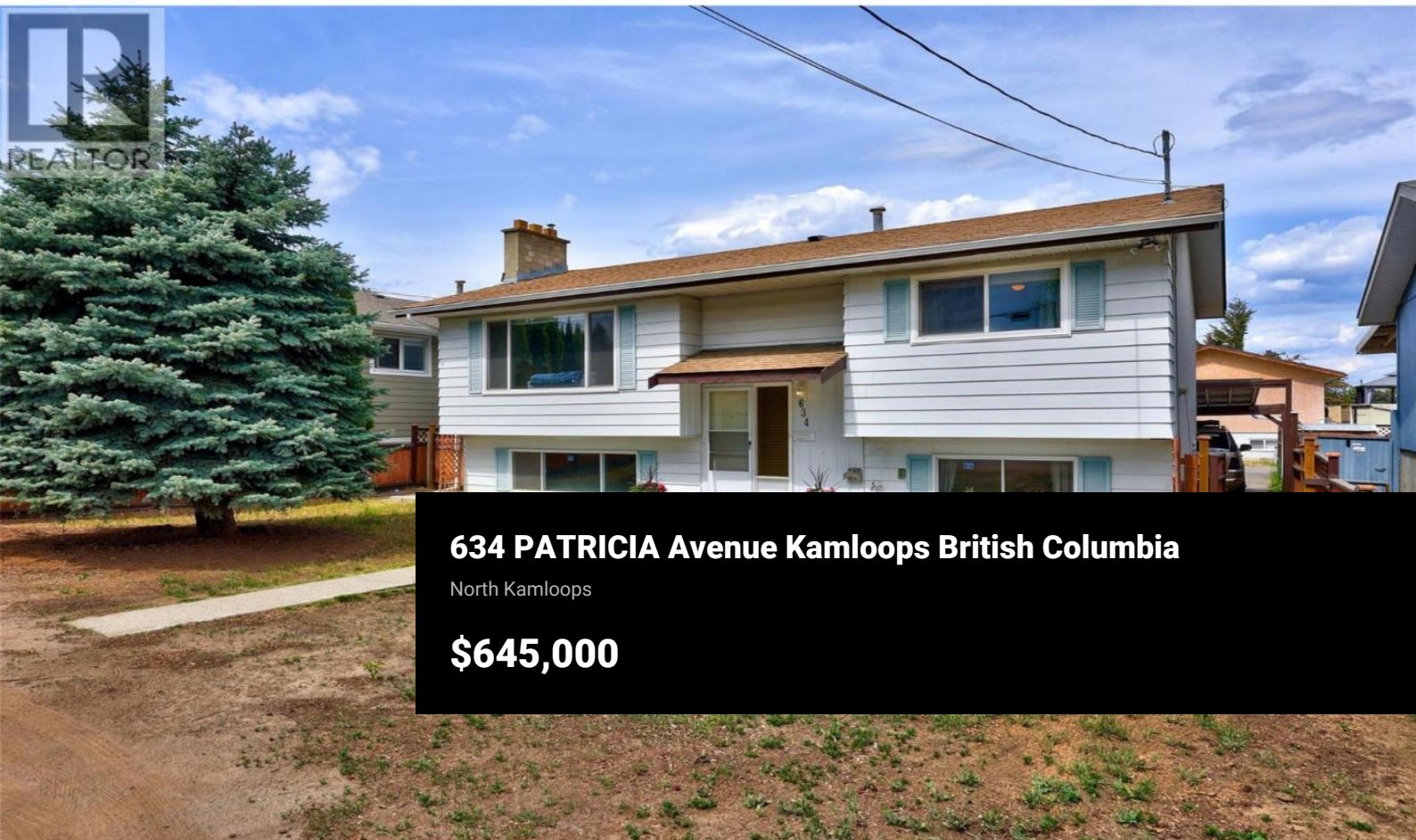




634 PATRICIA Avenue Kamloops British Columbia

North Kamloops

\$645,000



Updated 4 bed, 2 bath home with a 2 bed suite in a convenient Kamloops location. Ideal for first-time buyers or investors, this property offers excellent mortgage helper potential. The main floor features a bright living space, updated flooring, and a renovated kitchen with modern finishes. Downstairs includes a self-contained suite with updated kitchen, beautifully renovated bathroom with tiled shower, and separate living area. Recent upgrades include new flooring, fresh paint, LED lighting, updated window coverings, new gutters, added insulation between floors, and new upstairs laundry. The property also offers covered parking and a spacious yard. Located close to schools, shopping, public transit, and the Rivers Trail, this home combines comfort, flexibility, and income potential. Great opportunity to enter the Kamloops market or expand your investment portfolio. (id:6769)

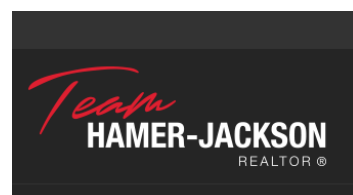


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