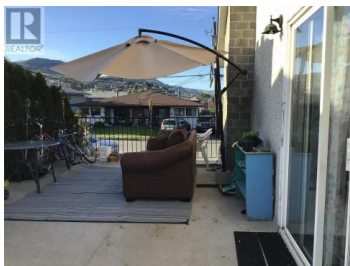
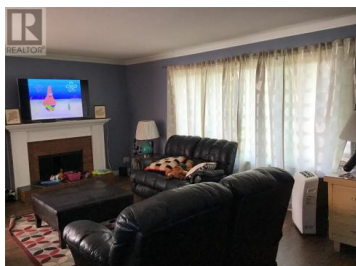




## 645 Courtenay Crescent Kamloops British Columbia

North Kamloops

**\$599,900**



MOTIVATED SELLER! Great family home with a mortgage helper or straight up investment property. Easy to convert to 3 bedrooms for upstairs use with 1 bedroom mortgage helper but is presently set up as a 2+2 bedroom suite. Located close to an elementary school, public transit, shopping & the popular Rivers Trail. Upstairs features a large living room with wood fireplace, updated kitchen with laundry, 2 good size bedrooms, 1.5 baths with cheater ensuite door from the master bedroom & a patio slider from the dining room to the 14x24 deck over the carport. Downstairs is a 2 bedroom, 1 bath self contained suite with newer kitchen with own laundry & entrance. Outside is a flat, family friendly yard, large sundeck, garden & 2 yard sheds. This home has past updates including both kitchens, baths, flooring, roof, 200 amp electrical, windows, hi/ef furnace, hot water tank in Oct/16 & new water line this spring. Presently rented up for \$1700 + partial utilities & down is now vacant so you can move in down until you can have possession up or pick your rent amount down if an investment only. Notice required for upstairs tenants. Come have a look! (id:6769)

**Rick Waters**

Royal LePage Westwin Realty

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