



## 650 13th Avenue Kamloops British Columbia

South Kamloops

# \$799,900



Nestled on a prime corner lot at the intersection of Nicola Street and 13th Avenue, offered for the first time for sale, this solid split-level residence presents a rare opportunity to secure a prime location in Downtown Kamloops. Step into this mid-century character home, the spacious layout offers room to grow; featuring a main floor designed for both connection and privacy with its formal dining area, living room centered around a classic rock fireplace, and a versatile family room. plus a main floor office and additional bedroom that cater perfectly to a work-from-home lifestyle. The functional floor plan includes three bedrooms on the upper level, including a primary bedroom already plumbed for an ensuite (no fixtures). Beyond the main living spaces, the home features an unfinished basement and a separate storage/utility room with a door to the backyard plus crawl space for extensive storage. The basement has the potential to be suited with a separate entrance, electrical and plumbing easily accessible. The exterior includes a detached garage accessible through the covered carport and a wrap-around yard with mature trees and garden area. Sitting on an impressive 7,496 square foot R2-zoned lot with convenient alley access, this property is the ultimate find for those looking for an unbeatable location or future development potential (must verify with the City of Kaml...



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