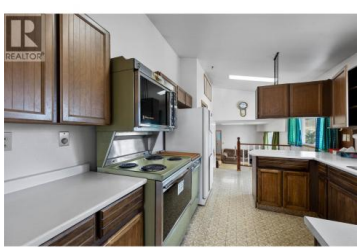




650 13th Avenue Kamloops British Columbia
 South Kamloops
\$649,900



Downtown Kamloops, First time offered since 1972! This solid, well-built & beautifully maintained home sits on a desirable corner lot with R2 zoning, offering excellent potential for a legal secondary suite or future development. The functional floor plan features 3+2 bedrooms (one bedroom could be an office), 2 bathrooms, spacious living room, dining room, kitchen, and an unfinished basement ready for your ideas. The primary bedroom is roughed in for a future ensuite, while the basement includes a wood fireplace rough-in, providing even more possibilities to customize the home. Enjoy the sunny south-facing side yard, perfect for gardening, along with a detached single garage and an additional covered parking space. Major updates include a new furnace (2022) and a roof less than 10 years old. Located in the Lloyd George Elementary School French Immersion catchment, this is a fantastic opportunity for families, investors, or anyone looking to add value. A home with solid bones, a great location, and endless potential. Quick Possession Possible! (id:6769)

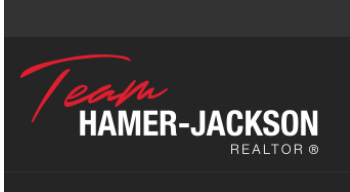


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