



815 Nicolani Drive Kamloops British Columbia

Brocklehurst

\$699,900



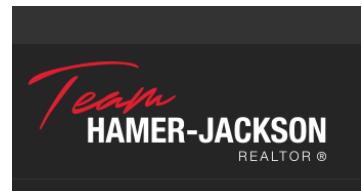
This well-maintained 4 bedroom, 3 bathroom home offers a flexible layout ideal for families or multi-generational living, with income potential on both levels. The upper floor features 3 bedrooms, an open-concept living, kitchen and dining area with a gas fireplace, new stainless steel appliances (2024), new carpet and paint (2024), and central A/C installed in summer 2025. The spacious primary bedroom includes a 4-piece ensuite, plus there is an additional 4-piece main bath. Step out to the back patio with gas BBQ hookup overlooking the fully fenced yard. The upper level was previously rented for \$2,500/month plus utilities and will be vacant April 1. The 1 bedroom basement suite includes a private entrance, full 4-piece bathroom, eat-in kitchen, bright living area, shared laundry, and covered patio. The suite previously rented for \$1,300/month and paid its own utilities. Basement vacant upon possession. Additional features include a double car garage and RV parking. All measurements approx (id:6769)

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