



## 833 Sudbury Avenue Kamloops British Columbia

North Kamloops

# \$619,900



Looking for space, flexibility and value? This 5 bd, 2 bath home is an excellent fit for first-time buyers, growing families or those looking to grow their investment portfolio. With 3 bedrooms on the main and a self-contained 2-bd basement in-law suite with separate entrance and laundry, there's great potential for mortgage-helping income. The main level features a functional family-friendly layout with a spacious living room, laminate flooring, convenient main-floor laundry and plenty of natural light. Outdoor enthusiasts and gardeners will appreciate the established trees and gardens, greenhouse, raised garden beds and a unique 9' x 20' root cellar with its own electrical panel--ideal for storing vegetables, wine, preserves or cold storage. Relax or entertain under the unique grapevine-covered patio while enjoying beautiful evening views of Aberdeen and Batchelor Heights. The property also boasts a massive 26' x 22' carport with a 10' x 22' workshop with 220 power, 200-amp service, hardy board exterior updates and ample parking both front and back. Located in a family-oriented North Kamloops neighborhood, you'll enjoy easy access to schools, parks, transit, shopping, restaurants and fitness gym, making day-to-day living convenient and connected. Quick possession is possible--don't miss this opportunity to make it yours! Some photos have been digitally staged. (id:6769)



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