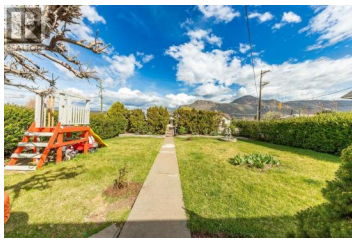




## 867 COLUMBIA Street Kamloops British Columbia

South Kamloops

**\$499,900**



Welcome to this level-entry home in the heart of downtown, offering excellent value. Bright living & dining areas feature high ceilings + some newer large vinyl windows, complemented by updated laminate flooring. The primary & second bedroom both have generous space. 4 piece main bathroom. Main floor laundry. Updated high-efficiency furnace adds comfort and efficiency, and the roof was replaced. The large kitchen is both functional & inviting, offering oak cabinetry, stainless steel appliances + a tile backsplash. A practical rear mudroom provides excellent storage & everyday convenience. Updated switches & receptacles are in place & the home is serviced by 100-amp electrical. Downstairs, the basement presents potential for a 3rd bedroom, small rec room & future development, including suite potential for those looking to maximize value. Outside, enjoy a covered back patio, parking for two vehicles & shed for extra storage. The spacious front porch looks over a nicely landscaped fully fence yard perfect for pets or children to play. Walking distance to Royal Inland Hospital, downtown amenities, local parks, all levels of schooling and popular hiking trails, this central location is ideal for down-sizers seeking simplicity, first-time buyers building equity, or investors looking for strong rental demand. Offered below assessed value, this well-maintained home is easy to show a...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Tyrel Hough**

RE/MAX Real Estate (Kamloops)

Phone: (250) 819-4833

