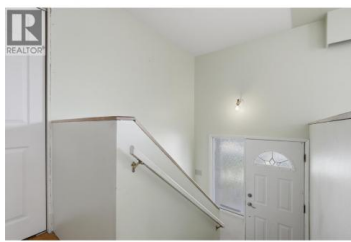




## 868 MCBRIDE Street Kamloops British Columbia

Brocklehurst

# \$644,900



Opportunity Knocks! Located on a quiet no-thru street in one of Brock's most desirable neighbourhoods, this home offers exceptional potential and is surrounded by great neighbours, many of whom are long-term residents. The main floor features over 1,300 sq. ft. of living space, including a spacious kitchen, living room, family room, two bedrooms, and a 4-piece bathroom. The basement offers plenty of additional space with three bedrooms, a playroom, and convenient access to the backyard. While it does require some updating, it presents excellent potential, including the possibility of a future suite if desired. Outside, you'll find a large sundeck with an enclosed playroom underneath, a fairly private 10,000+ sq. ft. lot, with plenty of room to enjoy. Additional features include 200-amp electrical service and most windows having been replaced. Priced to reflect the updates needed, requires almost all new flooring. This is a fantastic opportunity to add value and make it your own. Quick possession is possible. (id:6769)

**Steve Herman**

Royal LePage Westwin Realty

Phone: (250) 319-3322

<http://hermanonhomes.ca/>



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