



# 1020 13TH Street Kamloops British Columbia

\$689,000

Flat Corner lot in Brock. Access from three sides, offering excellent subdivision and redevelopment potential. Zoned for multi-family use and well suited for a triplex or fourplex, with the option to add a garden or carriage home (all subject to city approval). The layout and access make this property especially appealing for investors or homeowners looking to add long-term value or rental income. The existing home is well maintained and easily suitable with a separate exterior entrance. The main level features two bedrooms, a full 4-piece bathroom, and a bright living room with a gas fireplace. The lower level includes one bedroom, and a 3-piece bathroom an ideal configuration for a secondary suite. Laundry is currently downstairs but plumbing already in place to add additional laundry upstairs. The property offers generous outdoor space, including a large front yard and a private side yard lined with mature cedars. Ample parking is available on all sides of the home, along with an attached single-car garage connected by a breezeway. Recent upgrades include a new roof and gutters (2021), new hot water tank, updated laminate flooring in the basement and many other little updates. A versatile, multi-access property with strong development potential in a central Brock location. (id:6769)

- Den 9'10" x 9'11"
- Bedroom 10'4" x 14'7"
- Recreation room 27'8" x 13'10"
- 3pc Bathroom 8'9" x 10'4"
- Bedroom 8'2" x 11'3"
- Primary Bedroom 14'6" x 10'6"
- Living room 18'2" x 11'7"
- Dining room 8'10" x 12'10"
- Kitchen 9'3" x 9'7"
- 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



Royal

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