



## 1040 MONCTON Avenue Kamloops British Columbia

**\$474,900**

Welcome to this inviting North Shore bungalow, an ideal opportunity for first-time homebuyers or anyone looking for a low-maintenance home that still offers generous living space. Step into the main entryway, where you'll find a spacious kitchen and dining area with a view of the backyard. Just off the kitchen, the comfortable living room offers plenty of space for relaxing or entertaining guests. This home also features two good sized bedrooms, a laundry room and a full 4-piece bathroom, offering a practical layout and ease of living. The fully fenced backyard is perfect for gardening, gatherings, or simply enjoying the outdoors, and the detached shop/1 car garage provides added versatility for hobbies or storage. With plenty of parking, alley access, and proximity to schools, shopping, and more, this home offers everyday comfort and convenience throughout. Some updates include furnace 2018 and roof for shop and house 2016. Why live in a condo when this whole house, detached shop, and yard could be yours. Book your showing today! (id:6769)

Foyer 7'8" x 7'5"

Laundry room 4'11" x 6'9"

4pc Bathroom 6'9" x 7'2"

Bedroom 10'11" x 9'7"

Primary Bedroom 14'9" x 9'10"

Kitchen 11'9" x 10'

Dining room 6'1" x 13'3"

Living room 15'3" x 10'9"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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