



# 1069 Lethbridge Avenue Kamloops British Columbia

\$629,900

Welcome to this clean and well-maintained family home with excellent revenue potential in a convenient North Kamloops location. The main level offers three bedrooms and one bathroom, plus a den and additional ensuite space downstairs, providing flexible living arrangements for extended family or home office use. The property also features a self-contained one-bedroom plus den basement suite, making it an ideal mortgage helper or investment opportunity. Both the upper and lower units enjoy their own private yard spaces with alley access, offering great separation and functionality for multi-tenant living. A detached shop adds even more value, perfect for storage, hobbies, or additional rental appeal. Previously rented for approximately \$4,600 per month, this property presents a strong opportunity for investors or buyers looking to offset living costs. Whether you're searching for a family home with income, a multi-generational setup, or a solid investment property, 1069 Lethbridge Avenue checks all the boxes. (id:6769)

Laundry room 8' x 8'

Den 10' x 7'

Den 11' x 8'6"

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8'5" x 8'5"

Primary Bedroom 10'5" x 12'

Bedroom 10'5" x 8'5"

Living room 12' x 18'

Dining room 7'5" x 11'

Kitchen 10'9" x 10'3"

Full bathroom Measurements not available

Primary Bedroom 11' x 8'6"

Kitchen 11' x 11'

Living room 17' x 12'

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



Royal

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