



# 1074 Surrey Avenue Kamloops British Columbia

\$699,900

Offering a rare combination of versatility, location, and strong cash flow, this North Shore gem is perfect for investors or multi-generational living with 3 distinct rental units! The updated main home features two spacious bedrooms, a full bathroom, and a bright, open living and kitchen area—ideal for everyday living or hosting guests. A dedicated laundry space and large mudroom add practical convenience. Currently rented for \$1,950/month plus utilities, this home provides steady income. The lower level includes a self-contained studio in-law suite with a private entrance and its own laundry, perfect for extended family or as an additional rental unit. Adding even more value, the professionally built garden home boasting vaulted ceilings, two bedrooms, one bathroom, and in-suite laundry. Its U-shaped kitchen is both stylish and functional, while a fully fenced private outdoor area offers comfort and privacy. Both front and rear yards are fenced, making this property great for pet owners. With past rental income exceeding \$60,000/year, this is a cash-flow opportunity you won't want to miss. (id:6769)

Storage 10'5" x 6'8"

Laundry room 10'5" x 11'4"

Utility room 5'3" x 10'10"

Bedroom 10'2" x 11'11"

Full bathroom 7'1" x 7'10"

Dining room 7'2" x 8'2"

Kitchen 10'3" x 14'4"

Living room 17'2" x 11'8"

Full bathroom Measurements not available

Bedroom 8'4" x 11'7"

Primary Bedroom 9'9" x 11'7"

Laundry room 6' x 13'2"

Kitchen 12'4" x 13'6"

Bedroom 7'2" x 10'3"

Full bathroom Measurements not available

Bedroom 10'9" x 10'3"

Living room 17'10" x 10'6"

Kitchen 11'6" x 10'6"

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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