



1087 LAROCUE Street Kamloops British Columbia

\$725,000

Here's a rare opportunity in one of Kamloops' most sought-after neighborhoods. This practical, flexible home delivers living space, income potential, workspace, and outdoor living all on one flat, easy-access lot. The main floor offers a bright 3-bedroom, 1-bathroom layout with a comfortable, functional flow. Downstairs, a fully separate 2-bedroom, 1-bathroom suite with its own laundry provides excellent options for extended family, guests, or reliable rental income. The separation between levels is clean and practical. This is exactly what multi-generational buyers and investors look for. Outside, the property really stands out. A fully fenced and gated yard is designed for both function and enjoyment, featuring an above-ground saltwater pool, hot tub, solarium, fish pond, garden space, and storage shed. There's generous room for multiple vehicles, RVs, trailers, and recreational toys, plus additional garage space. The detached 575 sq.ft. powered shop is a major highlight. Ideal for tradespeople, hobbyists, or serious storage needs, it is supported by 200-amp service. A wheelchair-accessible ramp adds further convenience, and the flat lot makes everyday living and access straightforward. Brocklehurst continues to be one of Kamloops' preferred areas thanks to its larger lots, flat streets, warmer microclimate, walkability, and close proximity to schools, parks, shopping, and recreation. Quick possession is available, so contact your REALTOR today to book your showing! (id:6769)

Bedroom 10'0" x 9'0"

Bedroom 18'0" x 9'0"

Kitchen 19'0" x 12'0"

Living room 19'0" x 12'0"

Full bathroom Measurements not available

Bedroom 10'0" x 9'0"

Bedroom 10'0" x 10'0"

Primary Bedroom 14'0" x 12'0"

Living room 18'0" x 13'0"

Kitchen 21'0" x 13'0"

Full bathroom Measurements not available

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com