



1144 PEMBROKE Avenue Kamloops British Columbia

\$499,900

This centrally located 3-bedroom, 2-bath half duplex checks all the boxes for buyers looking for comfort, efficiency, and flexibility--without the added cost of strata fees & rules. Keep monthly expenses low with a newer solar panel system, while enjoying peace of mind knowing the big-ticket upgrades are already done. A high-efficiency furnace, central A/C, and hot water tank have all been replaced within the last few years, offering worry-free living from day one. The bright, open-concept main floor features a large skylight for great natural light and is designed for busy family life and easy entertaining, flowing seamlessly onto a large covered deck--perfect for morning coffee, weekend BBQs, or watching the kids play outside. The backyard is just the right size and all fenced to give kids and pets a safe place to play. Complete with a storage shed and convenient alley access for convenience. Thoughtful extras add exceptional value, with laundry on both the main floor and in the basement with washers & dryers included. A chair lift installed on all three staircases is easily removable if not needed, and provides added flexibility for multi-generational living or future accessibility needs. All kitchen appliances are included, making your move even easier. Lots of front parking for 3 vehicles and located close to parks, schools, shopping, and transit, this move-in-ready home offers outstanding value with quick possession available. (id:6769)

Bedroom 9'0" x 9'0"

Bedroom 9'0" x 8'6"

4pc Bathroom Measurements not available

Family room 13'0" x 13'0"

Laundry room 6'0" x 6'0"

Dining room 12'0" x 8'0"

Living room 17'0" x 11'0"

Kitchen 8'0" x 8'0"

Primary Bedroom 12'0" x 10'0"

Foyer 7'0" x 4'0"

2pc Bathroom Measurements not available

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Kamloops)

<http://lindaturnerprec@gmail.com/>



Royal
LePage Kelowna
#1-1890 Cooper Road , Kelowna,
BC,
Phone: 250-860-1100
Fax:
sbuck56@gmail.com