



# 1144 Sherbrooke Avenue Kamloops British Columbia

\$589,999

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

Welcome to 1144 Sherbrooke Ave! VACANT & MOVE-IN READY SUITED HOME in a great location on the North Shore. This spacious 4-bed, 2-bath home offers 1,900 sqft of living space, perfect for investors or as a mortgage helper. This convenient location offers easy access to shopping, schools, dining, parks, and all the amenities! Main floor features a bright layout with large rooms, an open living and dining space, and a functional kitchen. Two bedrooms and a full bathroom complete this level. Step outside from the main floor to a large back deck overlooking the fully fenced yard, complete with 2 storage sheds--perfect for outdoor living and hobbies. Downstairs, the basement suite has a separate entry with 2 bedrooms, kitchen, 4-piece bathroom with laundry. This level previously tenanted for \$1,900/month plus 40% utilities, a strong income for an owner or investor. Located on a flat 7,200 sqft lot, outside the 200 year flood zone with lane access, allowing up to 4 units subject to city approval. Offering plenty of parking and opportunity to build a carriage home (there is a carriage home 2 doors down). Recent updates include brand new windows and updated flooring throughout (2025), freshly painted siding (2025), roof (2018), hot water tank (2017), sump pump (2019), upgraded 200-amp service, furnace, and heat pump (2008). Contact the listing team at Brookstern Realty Group with your questions, or to book a viewing! Call or text: 778-910-3930 (id:6769)

- Laundry room 10'6" x 4'11"
- 4pc Bathroom 9'9" x 5'6"
- Bedroom 13'7" x 10'2"
- Primary Bedroom 13'5" x 10'6"
- Living room 16'1" x 10'5"
- Dining room 16'8" x 11'10"
- Kitchen 17'6" x 13'5"
- 4pc Bathroom 8'11" x 5'1"
- Bedroom 10'11" x 9'2"
- Primary Bedroom 14'3" x 8'11"
- Living room 20'11" x 12'10"
- Dining room 11'11" x 11'7"

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.