



1232 13th Street Kamloops British Columbia

\$549,000

Welcome to this well-maintained half duplex rancher located in the desirable Brocklehurst neighborhood. Offering 2 bedrooms and 2 bathrooms, this home is an excellent option for those looking to downsize or for investors seeking a solid opportunity. The spacious kitchen with a bright eating area flows seamlessly into the large dining and living room spaces, creating a comfortable layout for both everyday living and entertaining. The generous primary bedroom features ample closet space and a private 4-piece ensuite. A second well-sized bedroom and a full guest bathroom complete the interior layout. With some creativity could make it a 3 bedroom. Step from the living room out to the backyard patio and enjoy the fully fenced, flat yard--perfect for relaxing, gardening, or spending time outdoors. The property also includes a single-car garage with built-in shelving for extra storage, additional open parking, and a handy storage shed in the backyard. A great combination of comfort, functionality, and location. (id:6769)

Foyer 4'11" x 21'8"

Primary Bedroom 11'2" x 14'11"

Bedroom 11'11" x 9'0"

Living room 25'7" x 12'2"

Kitchen 10'7" x 10'3"

4pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



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