



# 1254 CLEARVIEW Drive Kamloops British Columbia

\$569,900

Value seekers and investors, take note! Located on an expansive, fully fenced 0.34-acre lot (14,820 sq. ft.) in highly desirable Barnhartvale, 1254 Clearview Drive is a rock-solid 1976 rancher packed with potential. Offering 2,360 sq. ft. of living space, this home features a highly functional layout with 3 bedrooms up and some nice updates. ?The heavy lifting on the mechanical side is already done, boasting a newer natural gas furnace (2020) and hot water tank (2020). The main floor is a blank canvas ready for your personal touch--the old carpets have already been removed, making it easy to install your choice of flooring - BONUS, a fresh coat of paint has just been completed. ?Downstairs, the full basement is a solid 'as-is' footprint that could easily be suited for a mortgage helper, currently offering a large rec room/bedroom, dual gas fireplaces (up and down), a dedicated laundry/utility room, and an abundance of storage including a cold room. ?Outside, enjoy a solid balcony deck overlooking a massive yard complete with mature fruit trees, an underground sprinkler system, a storage shed, and full chain-link fencing. Complete with an attached garage and extra RV parking, this property is as solid as they come. Easy to show and quick possession is available! (id:6769)

- 3pc Bathroom Measurements not available
- Storage 11'7" x 9'4"
- Laundry room 12'5" x 11'5"
- Family room 24' x 18'
- Bedroom 12' x 11'7"
- 2pc Ensuite bath Measurements not available
- 4pc Bathroom Measurements not available

- Bedroom 12'8" x 9'
- Bedroom 12'8" x 9'
- Primary Bedroom 17' x 11'8"
- Kitchen 12' x 9'
- Dining room 13' x 9'
- Living room 18'8" x 12'2"

Listing Presented By:



Originally Listed by:  
REMAX Kamloops

<http://www.team110.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

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.