



# 1335 Columbia Street Kamloops British Columbia

\$579,900

Whether you're looking for a charming home to make your own in downtown Kamloops just 2 minutes away from the hospital, an investor looking for an excellent investment/rental property, or a first time home buyer looking for an affordable home with a basement suite / mortgage-helper - this is the one for you! The home has been well-kept and cared for by the same owner for over 30 years! Offering a total of 3 bedrooms & 2 bathrooms with the 1 bedroom & 1 bathroom basement suite having its own entrance and laundry! The home is situated on a 6,000 sq ft lot R2-zoned lot with alley access, a carport, RV / Boat parking, and features a detached shop plus a shed. Updates in recent years include new roof (2021), central air-conditioning (2023), furnace, paint, some electrical & plumbing, basement kitchen, fence, and landscaping / retaining walls. Contact the listing agent, Cam McKeen, to book a viewing or for more information. (id:6769)

3pc Bathroom Measurements not available

Storage 8'0" x 7'0"

Utility room 5'0" x 5'0"

Laundry room 7'0" x 8'0"

Bedroom 11'0" x 10'8"

Kitchen 11'6" x 9'6"

Living room 11'0" x 10'0"

Laundry room 8'0" x 7'0"

4pc Bathroom Measurements not available

Bedroom 11'6" x 8'6"

Primary Bedroom 11'6" x 9'9"

Dining room 6'0" x 7'0"

Kitchen 9'0" x 8'0"

Living room 13'8" x 12'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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