



1362 Ottawa Place Kamloops British Columbia

\$449,900

Welcome to this well-maintained non-strata half duplex on the North Shore, offering great value and flexibility in a convenient central location. With no strata fees, this 4 bedroom, 2 bathroom home is an excellent opportunity for first-time buyers, downsizers, or investors looking for space and potential. The main floor features a bright living area filled with natural light and access to a balcony, along with a cozy dining nook and a functional kitchen that offers plenty of counter space and storage. Down the hall are two bedrooms and a refreshed 3-piece bathroom complete with a walk-in shower. The lower level includes two more bedrooms that have been freshly painted, a renovated bathroom with a deep soaker tub, and a large laundry and storage area. The recreation room offers a blank canvas ready for your ideas: perfect for a cozy media room with wet bar, play area, or home office. Additional updates include a high-efficiency furnace, roof, and updated light fixtures on the main floor. Outside, the fenced backyard has a patio area, garden beds, and lane access. Situated on a cul-de-sac just steps from Bert Edwards Elementary School and close to transit, shopping, and the river, this home offers both comfort and convenience. Move in and enjoy it as it is, with the opportunity to update and personalize the space over time. (id:6769)

Utility room 7'5" x 6'10"

Laundry room 12' x 7'8"

Recreation room 15'6" x 12'3"

Bedroom 11' x 13'3"

4pc Bathroom 8'4" x 4'10"

Bedroom 11'1" x 12'1"

Bedroom 10'6" x 10'1"

Primary Bedroom 9'11" x 11'5"

3pc Bathroom 9'11" x 4'10"

Kitchen 9' x 9'11"

Dining room 9' x 9'11"

Living room 13'10" x 13'7"

Listing Presented By:



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RE/MAX Real Estate (Kamloops)

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



Royal

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