



# 1365 COLUMBIA Street Kamloops British Columbia

\$679,900

Welcome to South Kamloops! This well-cared-for downtown home blends charm, functionality, and a fantastic central location. The main floor offers 3 generous bedrooms and bright, inviting living spaces with plenty of natural light, perfect for families or anyone wanting to enjoy the convenience of downtown living. One bedroom is currently equipped with a salon sink, making it an excellent option for a home-based hairdresser, studio space, or easily converted back to suit your needs. The lower level provides added versatility with 2 additional bedrooms, a spacious family room, storage room, pantry, and a large utility/laundry area offering ample storage and workspace. Outside, you'll find a beautifully maintained fenced backyard ideal for relaxing or entertaining. Enjoy the garden area, charming pergola, kids playhouse, garden shed, and private sundeck off the primary bedroom with space for a hot tub. Notable mechanical items include a hot water tank (2020), with the roof and furnace both approximately 7 years old, providing added peace of mind. Conveniently located close to schools, parks, transit, shopping, restaurants, and all downtown amenities, this South Kamloops gem is one you won't want to miss. All measurements are approximate and should be verified by the buyer if deemed important. Contact me today to book your private showing! (id:6769)

Utility room 15'9" x 13'3"

Other 19'2" x 16'4"

Storage 7'3" x 6'7"

Recreation room 15'7" x 13'3"

Bedroom 13'3" x 12'8"

Bedroom 10'11" x 9'11"

4pc Bathroom Measurements not available

Bedroom 13'3" x 9'8"

Bedroom 9'0" x 9'8"

Primary Bedroom 12'11" x 12'10"

Living room 19'2" x 13'0"

Kitchen 14'3" x 14'3"

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

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