



1942 FLEETWOOD Avenue Kamloops British Columbia

\$639,900

This home in Brocklehurst is a fantastic opportunity for investors or families looking for a functional mortgage helper! Situated on a flat 10,057 sq. ft. corner lot, this fully finished 2,600 sq ft house is designed to maximize space and utility. The upper level features a bright, airy layout with 3 spacious bedrooms. The main space of the home is a living room anchored by a cozy wood-burning fireplace and a large picture window that frames neighborhood views. The kitchen provides ample counter space for the home chef and overlooks the backyard, with direct deck access from the dining room, making it a breeze to transition to outdoor dining and entertaining. Basement suite offers a separate entry and utilizes the lower floor, offering two bedrooms off the main dining area, walking through to the kitchen and living room with a third bedroom towards the rear, with the suite currently vacant this is a great chance to pick your tenants. The fully fenced backyard is a rare find, offering dual-sided access for maximum convenience. A rolling double gate on the side provides easy pull-in access, perfect for secure RV or trailer parking. Whether you're looking to garden, play, or build a shop, the sprawling lawn offers endless possibilities. Location is everything, you are just steps away from Brock Shopping Centre, Brock Secondary School, and Kay Bingham Elementary. (id:6769)

Laundry room 7'6" x 8'6"

Bedroom 8'6" x 8'5"

Bedroom 11'10" x 11'8"

Primary Bedroom 12'10" x 11'0"

Kitchen 12'1" x 9'6"

Dining room 9'6" x 9'2"

Living room 20'0" x 15'0"

4pc Bathroom Measurements not available

Other 5'8" x 5'8"

Dining room 13'7" x 10'8"

Bedroom 10'3" x 12'2"

Bedroom 8'8" x 12'2"

Bedroom 10'2" x 10'6"

Kitchen 11'8" x 10'6"

Living room 19'7" x 12'3"

Full bathroom Measurements not available

Listing Presented By:



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



Royal

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