



204/206 Fairview Avenue Kamloops British Columbia

\$619,900

Attention investors looking for an excellent turn-key investment property and/or buyers looking to live on one side while the other side pays most of their mortgage! This legal side-by-side duplex is situated on a nearly 8,000 sq. ft. corner lot with R2 zoning, making it perfect for future development. Boasting tons of parking, including room for RVs and boats, an 18' X 24' detached shop with power, an attached 1-car garage, and a carport! 206 Fairview Ave offers 1,000 sq. ft. of living space with a large living room, galley kitchen, dining room with access to the front patio, 2 bedrooms, a 4-pc. bathroom, and a laundry room. 204 Fairview Ave offers 1,000 sq. ft. of living space with 2 bedrooms, 2 bathrooms, a laundry room, spacious living room, galley kitchen, and a dining area. Both sides each have their own 100-AMP electrical panels, hot water tanks, natural-gas furnaces, and central A/C units. Lots of updating has been done in recent years, including Hardie board siding, new roof, HWT (2025), C/Air, insulation, furnace, exterior paint & interior paint, flooring & trim, some appliances, and more! Other features include vinyl windows, U/G sprinkler system, and a fully fenced yard, including gated access from the back alley. The location is great, being within walking distance of the river and beach, schools, parks, shopping, the Rivers Trail, and just a 3-minute drive to Downtown Kamloops. (id:6769)

Laundry room 6'0" x 5'0"

4pc Bathroom Measurements not available

Bedroom 11'0" x 9'0"

Primary Bedroom 14'0" x 11'0"

Dining room 9'0" x 8'0"

Kitchen 11'0" x 8'0"

Living room 18'0" x 11'0"

Laundry room 5'0" x 6'0"

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11'0" x 9'0"

Primary Bedroom 14'0" x 11'0"

Dining room 9'0" x 8'0"

Kitchen 11'0" x 8'0"

Living room 18'0" x 11'0"

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