



## 217 McGill Road Kamloops British Columbia

\$449,900

A great opportunity in one of Kamloops most central and desirable neighbourhoods. This freehold half duplex offers a smart floor plan and a location that is hard to beat, close to TRU, shopping, and downtown. A formal entryway welcomes you in, with options to head up to the main floor or down to the lower level. The main floor sits higher off the street, taking advantage of panoramic downtown views from the living space. You will find a galley kitchen, dining room, and spacious living room, plus two bedrooms, giving a family room to grow or making this an excellent option for a first time buyer or investor. Downstairs offers a third bedroom, a recreation room, laundry, a half bath, and a large storage and utility area. With a bit of vision, there is room to renovate and add another bedroom or simply enjoy the extra storage that is hard to find in most homes. Freehold ownership means no strata fees or rules. The fully fenced backyard offers a tiered, concrete block retaining wall that leaves space for flowers and landscaping and creates a large level space for outdoor entertainment or trampoline. Plus a pull thru double gate for anyone looking to park trailer or RV. Central A/C. (id:6769)

Bedroom 10' x 8'

2pc Bathroom Measurements not available

Recreation room 16' x 8'

Laundry room 11' x 9'

Storage 12' x 8'

Bedroom 9' x 10'

Primary Bedroom 14' x 10'

4pc Bathroom Measurements not available

Living room 18' x 12'

Dining room 7' x 8'

Kitchen 11' x 8'

Listing Presented By:



Originally Listed by:  
REMAX Kamloops

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



Royal

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