



221 FAIRVIEW Avenue Kamloops British Columbia

\$625,000

Beautifully updated home with modern systems, great functionality, and valuable 2021 upgrades throughout. The main floor features 3 bedrooms and 1 bathroom, with an additional 1 bed / 1 bath suite downstairs offering a separate entrance and its own private yard area--perfect for extended family, guests, or flexible living arrangements. Major updates completed in 2021 include: full roof replacement, vinyl double-pane Jeld-Wen windows, Hardie siding, complete electrical rewire with 200-amp service (permitted and inspected), Central A/C, Lifeproof vinyl laminate flooring, and a full kitchen reno (up/down) of Samsung appliances. The property also includes extensive drainage improvements such as French drains, downspout redirection, a waterproof membrane around the foundation, and a sump pump (never needed). Exterior features include alley access, a 10x10 shed, an attached cold-storage garage. A well-maintained home with thoughtful upgrades and excellent functionality in a convenient location. (id:6769)

Primary Bedroom 12' x 9'3"
Living room 16' x 9'2"
Storage 5'7" x 4'8"
3pc Bathroom Measurements not available
Foyer 10' x 5'2"

Bedroom 11' x 10'
Bedroom 12' x 10'
4pc Bathroom Measurements not available
Kitchen 14'8" x 11'
Living room 14'8" x 11'8"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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