



222 FORT Avenue Kamloops British Columbia

\$510,000

Welcome to this well-maintained rancher with basement located on the North Shore of Kamloops, close to the lovely Rivers Trail on Shubert. This versatile property features a separate drive-through garage/shop with alley entry and its own electrical panel, making it ideal for trades, hobbyists, or additional storage needs. An additional backyard shed adds even more storage for yard tools. The main level offers a generous primary bedroom, which could easily be reconfigured back into two bedrooms, that has a wall of builtin cabinetry and matching dresser. Main floor also showcases a functional updated kitchen with built-in microwave/oven combo, gas range, double sink, and abundant cabinetry. The living and dining areas with patio doors flow well for everyday living, complemented by a four-piece bath with creative countertop and a large entry/mudroom or potential office space. Downstairs includes a large rec room, laundry area, and a den currently used as a bedroom, providing flexible living options. Additional highlights include air conditioning, newer windows, and a hot water tank replaced in 2019. Step outside to enjoy the expansive deck, partially covered for year-round use-perfect for entertaining or relaxing. This property offers excellent flexibility, storage, and workspace for the first-time homebuyer, downsizer or working professional. (id:6769)

Recreation room 22'6" x 17'11"

Laundry room 14'1" x 10'4"

Den 11'8" x 10'4"

Storage 7'2" x 19'6"

Primary Bedroom 19'1" x 19'0"

4pc Bathroom 9'4" x 5'6"

Kitchen 9'10" x 17'2"

Dining room 9'4" x 7'11"

Living room 19'1" x 11'7"

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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