



# 223 Nelson Avenue Kamloops British Columbia

\$549,000

Perfect for first-time buyers or savvy investors, this 4-bedroom, 2-bathroom home offers 1,725 sq. ft. of living space on a massive 10,700 sq. ft. flat, fully fenced lot with convenient alley access. Centrally located, you're just minutes from schools, parks, shopping, and restaurants, as well as the popular Rivers Trail and the well-known Schubert Drive walking and biking paths -- perfect for an active lifestyle. The property features a single-car garage, dedicated RV parking, and a spacious 13x16 covered deck ideal for outdoor entertaining. Two outdoor sheds provide ample storage for tools, bikes, and seasonal equipment. Downstairs, the basement includes rough-ins for a potential kitchen, offering excellent suite potential or space for extended family. With solid fundamentals and room to add value, this home presents a fantastic opportunity to customize and create the perfect family residence in a highly convenient location. (id:6769)

3pc Bathroom Measurements not available

Living room 13' x 13'

Laundry room 11' x 12'

Bedroom 10' x 11'

Bedroom 10' x 11'

3pc Bathroom Measurements not available

Bedroom 9' x 11'

Primary Bedroom 10' x 12'

Living room 12' x 17'

Kitchen 12' x 11'

Living room 15' x 13'

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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