



## 2436 YOUNG Avenue Kamloops British Columbia

\$899,900

Welcome to 2436 Young Avenue, a beautifully updated home offering exceptional space, versatility, and income potential. Situated on a generous 1/3-acre lot, this property boasts a 6-bedroom layout, including a fully renovated 3-bedroom suite that was previously rented for \$2,100/month -- perfect for extended family or as a mortgage helper. Renovations extend throughout both levels, with modern kitchens up and down, new electrical, two hot water tanks, two electrical panels, an updated furnace, central A/C, and a newer roof. A cozy wood fireplace adds warmth upstairs, while the bright sunroom offers a perfect spot for gardening or year-round enjoyment. Outdoors, enjoy low-maintenance Hardi siding, underground irrigation front and back, and a large garden shed. The standout feature is the impressive 36x26 detached shop powered by 200-amp service and equipped with a ductless mini split heat pump -- ideal for hobbyists, trades, or storage. All of this situated in 2800 square feet of functional living space. With abundant parking and thoughtful updates throughout, this property combines modern living with practical function in a fantastic location. (id:6769)

Recreation room 34'6" x 13'9"

Laundry room 12'0" x 7'0"

Primary Bedroom 16'0" x 12'0"

Bedroom 15'3" x 10'0"

3pc Bathroom Measurements not available

Pantry 6'9" x 3'6"

Bedroom 14'4" x 10'6"

Bedroom 10'6" x 10'

Bedroom 11'3" x 10'0"

Living room 18'6" x 14'3"

Dining room 12'3" x 9'10"

Kitchen 13'6" x 12'3"

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate (Kamloops)

<http://www.team110.com/>



Royal

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