



# 249 JUNIPER Avenue Kamloops British Columbia

\$549,900

Check out this great 3-bedroom half-duplex investment property with an inlaw suite on a quiet North Kamloops Street. The main floor of this basement entry home features a large open-concept living, kitchen, and dining area which is great for entertaining. There are lots of windows for great natural light and room for a large dining table + a cozy gas fireplace for winter mornings. Down the hall are two bedrooms including a large primary bedroom suite with walk-in closet and access to the main bathroom. The main bathroom is spacious and has a separate shower and large jetted tub. There is also a utility closet off the main floor bathroom. Downstairs has an entryway for the main home + under stairs storage, a shared laundry room, and access to the garage. Also downstairs is a 1-bedroom inlaw suite that is accessed from the back of the home. This suite features brand new flooring throughout, a large bedroom, 3pc bathroom and an open concept kitchen and living area. Lots of parking with good-size driveway and a garage. Fenced backyard outside with room for kids and pets, but not too much space to take care of. Convenient location close to Rivers Trail and both Downtown and North Kamloops amenities. Numerous updates over the years. HWT 2023. Tenanted month-to-month up and down. Great long-term tenants who wish to stay. Book your showing today. (id:6769)

- Laundry room 5'4" x 10'11"
- Kitchen 7'10" x 14'2"
- Living room 14'2" x 12'8"
- 3pc Bathroom 5'4" x 7'6"
- Bedroom 11'7" x 11'11"
- Foyer 9' x 4'
- Dining room 12'1" x 12'1"

- Utility room 4' x 3'3"
- 4pc Bathroom 11'7" x 8'9"
- Primary Bedroom 14'7" x 14'9"
- Bedroom 8'7" x 10'10"
- Kitchen 14'8" x 11'9"
- Living room 14'8" x 11'6"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.