



2545 YOUNG Avenue Kamloops British Columbia

\$1,130,000

Rare opportunity on a huge, flat half-acre lot offering incredible flexibility for today and the future. Enjoy it as-is with a beautifully renovated home, expansive yard, endless parking and plenty of room to create your dream shop, pool or backyard oasis or explore the property's exciting development potential. A variance has been approved by the City to allow for a potential subdivision into three lots, with the existing home remaining on the middle lot, subject to completion of the subdivision process and required approvals. The home has been extensively renovated with new kitchens, bathrooms, roof, windows, furnace, central A/C and insulation. The main level features a spacious kitchen with glass doors opening onto a covered 12' x 12' deck, perfect for entertaining and overlooking the impressive yard. Downstairs offers a flexible in-law suite configuration that can function as either a one or two bedroom space. If used as a one-bedroom suite, an additional room and 3 piece bathroom can remain available for the main living area. Outside you'll find a 20' x 24' detached garage plus an abundance of parking for vehicles, RVs, boats and all the toys. Whether you're looking for a large private property to enjoy, a future holding property, or an opportunity to pursue subdivision, this unique property offers options that are increasingly hard to find. Conveniently located close to schools, parks, shopping, the airport and transportation. (id:6769)

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Dining room 6' x 7'

Kitchen 7' x 9'

Living room 11' x 11'

Laundry room 7' x 8'

Recreation room 11'0" x 11'5"

Bedroom 11'0" x 11'5"

Bedroom 11'6" x 10'0"

Dining room 6' x 11'

Kitchen 13'0" x 9'0"

Living room 12'0" x 17'0"

Primary Bedroom 10' x 11'6"

Bedroom 9'0" x 12'0"

Bedroom 9'0" x 9'0"

4pc Bathroom

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 360°, 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.

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com