



2687 Joyce Avenue Kamloops British Columbia

\$649,999

Welcome to this well-maintained home on a large 10,049 sq ft lot in desirable Brocklehurst. The upper level offers 2 bedrooms and 1 bath, vacant and move-in ready, with its own brand-new laundry, while the lower level features a 1-bedroom suite with separate new laundry already tenanted for steady rental income. Recent upgrades include a brand-new electrical panel and central air conditioning for modern comfort. The property also includes a detached workshop/garage at the back, perfect for storage, hobbies, or parking. With townhouse construction already happening directly behind the lot, there is excellent future potential for multi-family development - buyer to verify with the city. Located within School District 73 catchments, the home is close to parks like Albert McGowan, Riverside and Prince Charles Park, as well convenient shopping, transit, and local amenities. This is a rare opportunity to own a solid income-producing property with recent mechanical updates, separate laundry up and down, a large lot and strong future development potential in great neighborhood. (id:6769)

Utility room 7'3" x 2'5"

Mud room 11'11" x 11'5"

Laundry room 8'3" x 3'4"

Full bathroom 8'3" x 5'10"

Living room 17'5" x 18'2"

Kitchen 16'0" x 13'7"

Bedroom 9'9" x 9'7"

Primary Bedroom 11'1" x 13'2"

Kitchen 9'0" x 11'5"

Living room 19'11" x 18'4"

Full bathroom 8'0" x 5'7"

Bedroom 12'7" x 10'9"

Listing Presented By:



Originally Listed by:
RE/MAX Performance Realty

<http://homesyvr.ca/>



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.