



## 308 Alexander Avenue Kamloops British Columbia

\$424,900

Welcome to 308 Alexander Avenue, a fantastic opportunity to own a home in one of Kamloops' established and convenient neighbourhoods. This property offers the perfect blend of location, functionality, and investment potential. Step inside to find the inviting main living area where the layout offers a seamless flow between the living room, dining area, and kitchen, ideal for both everyday living and entertaining. The kitchen provides ample cabinetry and workspace, making meal prep easy and efficient. The home features a practical floor plan suited to downsizers, first-time buyers, or investors. Downstairs offers additional space ready for you to put your spin on it with flexibility for a rec room, home office, or guest area. The home has 200 amp service. Outside, enjoy a fenced yard with room for gardening, pets, or future possibilities. With easy access to schools, parks, shopping, and transit, this location offers everyday convenience just minutes from downtown Kamloops. Whether you're looking to move in, invest, or add value over time, 308 Alexander Avenue is a solid opportunity in today's Kamloops real estate market. (id:6769)

Bedroom 23' x 9'3"

Other 25'4" x 19'9"

3pc Bathroom Measurements not available

Primary Bedroom 9'8" x 8'6"

Living room 11'11" x 11'10"

Kitchen 13'2" x 10'9"

Foyer 13'3" x 5'

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp

<https://kevinwood.ca/>



Royal

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