



## 318 LINDEN Avenue Kamloops British Columbia

**\$519,900**

This well-maintained half duplex offers exceptional versatility and value, featuring three bedrooms, including a 1-bedroom in-law suite, making it an excellent option for investors or first-time home buyers. The home has seen numerous updates over the years, including a freshly updated bathroom and vinyl windows installed in 2005, providing added comfort and efficiency. Outside, there is a storage shed with convenient alley access, perfect for extra storage or tenant use. Located just a 5-minute drive to TRU, this property offers strong rental potential while also serving as a practical and affordable entry into homeownership. Plus, there are no strata fees, as this is not a strata property. (id:6769)

Storage 10'4" x 7'3"

Laundry room 12'4" x 7'3"

Recreation room 16'6" x 10'7"

Primary Bedroom 14'0" x 10'0"

Kitchen 7'3" x 11'3"

3pc Bathroom Measurements not available

Bedroom 8'10" x 10'4"

Bedroom 13'5" x 10'2"

Living room 16'9" x 11'6"

Kitchen 7'5" x 11'6"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



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