



322 Walnut Avenue Kamloops British Columbia

\$629,900

This charming 5-bedroom, 2-bathroom home offers the perfect blend of space, updates, and location. With 3 bedrooms on the main floor and 2 more downstairs, there's room for families, guests, or a potential suite (R2 zoning). The expansive, fully fenced backyard is a private retreat with raised garden beds, a large maple tree providing summer shade, a concrete seating area, and a garden shed for added storage. Enjoy the convenience of a brand-new gas line (2024) for your BBQ or patio heater. A 22x12 detached garage/workshop with alley access is ideal for hobbies or extra storage, and there's plenty of front parking, including space for an RV or boat. Major updates include a 2017 roof, hot water on demand, and a high-efficiency furnace (2008) with central A/C for year-round comfort. Located steps from the scenic Rivers Trail, transit, schools, and shopping. (id:6769)

Recreation room 16' x 20'8"

Bedroom 10'7" x 10'4"

Bedroom 10'7" x 10'4"

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 11' x 10'3"

Bedroom 10'3" x 10'

Bedroom 8'10" x 10'

Kitchen 10' x 10'

Dining room 9' x 10'6"

Living room 19'10" x 12'

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.indybal.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.