



# 327 ROYAL Avenue Kamloops British Columbia

\$949,000

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

**LePage Kelowna**

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This property is currently rented for 6K per month and yields a great investment property or perfect for a family looking for a riverfront lifestyle, close to the heart of the city! Almost completely updated throughout, new front and back decks providing additional living space, the main floor plays host to nearly 1800sf including the covered deck space. Inside, there are 3 bedrooms on the main floor with an updated kitchen featuring stainless steel appliances, under-mount sink with garburator, quartz counter tops, brick island, open concept floor plan with a 20x20 deck (10x20 covered with T&G vaulted ceilings). Loads of character with the barn wood feature wall, barn door, original brick work along with the post & beams. The renovated 1 bedroom basement suite includes sound proof insulations, hardwood floors, custom bench seating, paint, electrical & large open concept layout, updated 4pc bathroom with heated tile and urinal for the boys! Other features & highlights include underground sprinklers, updated heat pump, furnace, hot water tank, new dryer, electrical panel upgrade to 200 amp service, all new plumbing & electrical. 14 x 36 detached shop, updated exterior paint, gable ends, gutters, fresh paint on the dock, wired for a hot tub. Separate laundry up / down. Measurements to be verified by buyers if deemed important. 24 hour notice for showings! (id:6769)

- Bedroom 8'0" x 11'0"
- Living room 13'0" x 12'0"
- Kitchen 8'0" x 12'0"
- 4pc Bathroom Measurements not available
- Bedroom 10'0" x 9'5"
- Primary Bedroom 13'0" x 14'0"

- Bedroom 11'0" x 10'0"
- Living room 13'0" x 20'0"
- Dining room 11'0" x 10'0"
- Kitchen 11'0" x 11'0"
- 4pc Bathroom Measurements not available

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