



334 McGowan Avenue Kamloops British Columbia

\$574,900

Welcome to this lovingly maintained 4-bedroom, 2-bathroom home offering 2,134 sq. ft. of comfortable living space, complete with a self-contained 2-bedroom in-law suite featuring a separate entrance. Owned and meticulously cared for by the same family for over 30 years, this property showcases true pride of ownership both inside and out. Step inside to discover fresh paint throughout, numerous updates, and a warm, inviting atmosphere that makes you feel at home the moment you arrive. Major improvements include a newer furnace and vinyl windows (approximately 9 years old), a roof with plenty of life remaining (approximately 9 years old), and a hot water tank replaced in 2026. Outside, you'll find a private, fully fenced backyard oasis designed for relaxation and enjoyment. Mature landscaping, beautiful gardens, flourishing grapevines, plum trees, and a large garden area create a peaceful retreat for gardeners and outdoor enthusiasts alike. The covered patio provides the perfect setting for morning coffee, summer BBQs, or quiet evenings with family and friends. Convenient alley access adds extra functionality and potential, while the mortgage helper suite makes this an excellent opportunity for first-time home buyers, investors, or multi-generational families. A rare combination of charm, character, updates, and income potential--this is a home that has been cherished for decades and is ready for its next chapter. (id:6769)

Kitchen 19' x 10'

3pc Bathroom Measurements not available

Bedroom 10' x 12'

Bedroom 10' x 13'

Living room 17' x 12'

Kitchen 10' x 10'

Bedroom 10' x 13'

Primary Bedroom 10' x 10'

Full bathroom Measurements not available

Dining room 12' x 10'

Living room 20'0" x 14'

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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