



## 342 St Paul Street Kamloops British Columbia

\$489,900

Sweet and charming bungalow in the convenient and eclectic neighbourhood of the West End. This property offers breathtaking views of the river and valleys, and is only a short walk to downtown. This wonderful starter home features 1 bedroom & bath up and fully self-contained 1 bdrm suite down. Main floor bathroom has great character with a clawfoot tub, and property has a large yard perfect for gardening or pets. Additional features include brand new 200amp service, new copper/pex plumbing, sound proofing and separate laundry for suite, new interior doors and new exterior entrance door to suite. There is a storage shed and good street parking, a new roof (2019), a new hot water tank (2021), and fresh paint inside and out and much more! Once you see this cozy, picturesque space, you will want to call it home! Not to mention, this property's great location makes it ideal for a future build, or you can simply enjoy it as the quaint home as it is. The basement suite offers a great mortgage helper, making this home even more affordable and attractive! Call to view today! Tenant requires 24 hours notice but is moving out end of April. Top floor is vacant - Quick possession is possible! (id:6769)

Primary Bedroom 8' x 16'

Full bathroom 6' x 5'

Laundry room 6' x 3'

Primary Bedroom 11' x 9'

Living room 11' x 14'

Kitchen 10' x 14'

Kitchen 8' x 7'

Full bathroom 6' x 5'

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



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.