



# 354 WILLOW Street Kamloops British Columbia

\$624,900

Welcome to this well maintained and thoughtfully updated 5 bed/2bath home in North Kamloops, offering excellent value for families and investors alike. With a fully finished basement suite, lane access, and a long list of recent upgrades, this property is move-in ready with strong income potential. Recent improvements include a roof, furnace, 200 amp electrical service, new flooring upstairs, fresh paint throughout, new baseboards, new blinds, and updated light switches. The downstairs bathroom was retiled in 2022, and laundry has been added to the lower level, enhancing suite functionality and tenant appeal. This space could be ideal for extended family, or mortgage helper potential. Approximate rents of \$4000/month could provide cash flow of \$400+ monthly or 6% Cap Rate. The main floor offers bright living space with a functional layout. Large living area and generous sized bedrooms. A single-car garage, extra parking, and lane access to the backyard add flexibility for owners or future development ideas (R2 Zoned). Outside, enjoy a large backyard with mature fruit trees, perfect for families, gardening, or added outdoor value. Conveniently located close to schools, transit, shopping, and amenities, this property checks all the boxes for a smart long-term investment or a comfortable family home with income support. A solid opportunity in a high-demand Kamloops, BC neighbourhood.

(id:6769)

Bedroom 9'2" x 10'9"

Bedroom 9'6" x 10'1"

Kitchen 13'1" x 11'5"

Living room 13'8" x 14'9"

4pc Bathroom Measurements not available

Primary Bedroom 11'6" x 9'7"

Bedroom 8'2" x 9'7"

Bedroom 9'3" x 11'6"

Kitchen 9'1" x 9'10"

Dining room 8'8" x 11'11"

Living room 15'2" x 19'1"

4pc Bathroom Measurements not available

Listing Presented By:



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eXp Realty (Kamloops)

<http://mykamloopslistings.com/>



Royal

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