



# 601 REGINA Avenue Kamloops British Columbia

\$649,000

You HAVE to check out this rancher that is on a large corner lot! Entering the home, you'll immediately feel the coziness of the living room with a fireplace (previous owner had electric insert) and large window to allow the brightness in. With 4 bedrooms and 2 bath (both baths completely reno'd), there's plenty of room for a family - with a bonus room on top having living room and dining room space! Updated painting and LED lighting, furnace control board replaced 2022. Outside features newly stained front and back sundecks, a huge driveway with RV parking that's been resealed (2024). Front yard has u/g irrigation, back yard has gardens ready for your veggies to grow, and is wired for a hottub. Imagine sitting out there under the gazebo, relaxing all summer! All measurements approx to be verified by Buyer if important. (id:6769)

4pc Bathroom Measurements not available

Bedroom 8'0" x 11'4"

Bedroom 9'0" x 9'3"

Bedroom 8'6" x 10'6"

Primary Bedroom 10'10" x 11'2"

Laundry room 6'6" x 8'0"

Den 10'6" x 13'0"

Dining room 8'0" x 10'0"

Kitchen 11'4" x 14'0"

Living room 12'0" x 19'0"

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.