



609 DOUGLAS Street Kamloops British Columbia

\$674,900

Charming Downtown Character Home w/ In-Law Suite & Development Potential. Welcome to this cozy downtown bungalow filled w/ timeless character & unbeatable convenience. Located in the heart of the city & walking distance to RIH, Peterson Creek Park & all downtown amenities, this home is perfect for investors, multi-generational families, or those seeking a central single-family home w/ added revenue potential. The main floor features beautiful original hardwood floors, plaster walls, exposed brick & a warm inviting layout. The bright kitchen includes white cabinetry, cork flooring & direct access to a spacious south-facing sun deck deal for morning coffee or evening BBQs. A comfortable living room offers a wood-burning sealed-unit fireplace, complemented by a charming dining room for gatherings. The updated 4-piece main bathroom includes a new vanity & tile flooring. The slate-floored main entrance + two well-sized bedrooms complete this character-filled upper level. Downstairs, you'll find a two-bedroom in-law suite w/ its own 4-piece bathroom, separate laundry & excellent natural light--perfect for extended family or revenue generation. Added feats include 200-amp electrical service, updated furnace, lane access, detached single-car garage/shop & ample parking. Large lot & alley access, there is potential for a future carriage home (buyer to verify w/ the city). This unique property delivers charm, location, flexibility & opportunity--don't miss your chance to view it. (id:6769)

Laundry room 8'0" x 4'0"

Bedroom 11'0" x 8'5"

Bedroom 11'0" x 10'9"

Living room 15'0" x 10'9"

Dining room 11'0" x 7'7"

Kitchen 12'5" x 7'0"

4pc Bathroom Measurements not available

Laundry room 8'0" x 4'0"

Foyer 6'5" x 6'2"

Bedroom 10'7" x 8'5"

Primary Bedroom 12'8" x 9'9"

Living room 15'6" x 12'3"

Dining room 10'5" x 8'6"

Kitchen 10'6" x 9'11"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<https://www.kamloopshomesforsale.com/>



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®, REALTOR So 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.