



# 631 Brandon Avenue Kamloops British Columbia

\$684,900

Substantially renovated in 2023 and thoughtfully updated over the years, this versatile home offers exceptional value in a fantastic location close to all amenities. Featuring a fully developed basement suite, the property includes a vacant 3-bedroom upper suite and a long-term tenant downstairs paying \$1,650/month in the self-contained 1-2 bedroom suite each with their own separate laundry. Perfect for first-time buyers looking for a mortgage helper or investors seeking strong rental potential. The main floor has been freshly painted and the home has seen numerous important updates over the years including the furnace, hot water tank, fridge, stove, dishwasher, and additional appliances. The functional kitchen features a convenient pantry for extra storage. Outside, enjoy fresh landscaping, a new front lawn, a fully fenced yard, plenty of parking, and dedicated RV parking. Cozy up year-round with an electric fireplace upstairs and a wood-burning fireplace downstairs. A move-in-ready opportunity with flexibility, income potential, and space for the whole family. (id:6769)

4pc Bathroom Measurements not available  
Other 11'6" x 7'1"  
Living room 23'4" x 13'6"  
Bedroom 20'10" x 11'6"  
Kitchen 12'5" x 10'9"  
Laundry room 7'7" x 6'9"  
4pc Bathroom Measurements not available

Bedroom 9'4" x 9'3"  
Bedroom 10' x 8'5"  
Primary Bedroom 12'1" x 10'5"  
Pantry 7'7" x 3'  
Dining room 10'2" x 7'  
Kitchen 11' x 10'2"  
Living room 17'6" x 14'1"

Listing Presented By:



Originally Listed by:  
Royal LePage Kamloops Realty  
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<https://aarongoddard.ca/home>



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