



634 PATRICIA Avenue Kamloops British Columbia

\$645,000

Updated 4 bed, 2 bath home with a 2 bed suite in a convenient Kamloops location. Ideal for first-time buyers or investors, this property offers excellent mortgage helper potential. The main floor features a bright living space, updated flooring, and a renovated kitchen with modern finishes. Downstairs includes a self-contained suite with updated kitchen, beautifully renovated bathroom with tiled shower, and separate living area. Recent upgrades include new flooring, fresh paint, LED lighting, updated window coverings, new gutters, added insulation between floors, and new upstairs laundry. The property also offers covered parking and a spacious yard. Located close to schools, shopping, public transit, and the Rivers Trail, this home combines comfort, flexibility, and income potential. Great opportunity to enter the Kamloops market or expand your investment portfolio. (id:6769)

Dining room 6' x 11'

Bedroom 11'6" x 9'10"

Kitchen 13'1" x 11'4"

Laundry room 11'9" x 2'11"

Living room 16'3" x 10'11"

Bedroom 10'6" x 8'11"

3pc Bathroom Measurements not available

Laundry room 2'11" x 11'9"

Bedroom 10'1" x 11'1"

Primary Bedroom 11'9" x 12'0"

Dining room 10'9" x 9'10"

Kitchen 10'5" x 13'9"

Living room 17'2" x 15'1"

4pc Bathroom Measurements not available

Listing Presented By:



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<http://mykamloopslistings.com/>



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