



## 647 St Paul Street Kamloops British Columbia

\$650,000

Welcome to 647 Saint Paul - A Downtown Gem! This charming home offers two bedrooms/1 bath upstairs and a self-contained one-bedroom suite with a separate entrance, perfect for extended family or mortgage helper. Nestled in a fully fenced yard with Peterson Creek running through, this property offers peace and privacy right in the heart of the city. The home has seen numerous upgrades over the years, blending character with modern convenience. Enjoy a private backyard with alley access and additional parking. Shared laundry is conveniently accessible, and showings are preferred after 5:00 PM weekdays. Weekends are more flexible. Seller and family occupied so no tenancy or notice to end tenancy required. Please do not let the cat out, and rest assured -- the owner will take the dogs for a walk during showings. Don't miss this unique opportunity to own a slice of downtown tranquility! (id:6769)

Laundry room 20'0" x 6'2"

3pc Bathroom 5'10" x 7'2"

Primary Bedroom 16'4" x 11'3"

Living room 11'6" x 14'2"

Kitchen 8'0" x 8'0"

Bedroom 10'4" x 9'10"

4pc Bathroom 6'7" x 6'4"

Primary Bedroom 10'1" x 12'6"

Dining room 10'2" x 6'1"

Living room 12'9" x 16'8"

Kitchen 7'11" x 10'2"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.applegathgroup.com/>



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