



650 13th Avenue Kamloops British Columbia

\$649,900

Downtown Kamloops, First time offered since 1972! This solid, well-built & beautifully maintained home sits on a desirable corner lot with R2 zoning, offering excellent potential for a legal secondary suite or future development. The functional floor plan features 3+2 bedrooms (one bedroom could be an office), 2 bathrooms, spacious living room, dining room, kitchen, and an unfinished basement ready for your ideas. The primary bedroom is roughed in for a future ensuite, while the basement includes a wood fireplace rough-in, providing even more possibilities to customize the home. Enjoy the sunny south-facing side yard, perfect for gardening, along with a detached single garage and an additional covered parking space. Major updates include a new furnace (2022) and a roof less than 10 years old. Located in the Lloyd George Elementary School French Immersion catchment, this is a fantastic opportunity for families, investors, or anyone looking to add value. A home with solid bones, a great location, and endless potential. Quick Possession Possible! (id:6769)

Full bathroom Measurements not available

Bedroom 11'0" x 12'9"

Bedroom 9'0" x 12'9"

Primary Bedroom 12'5" x 9'9"

Unfinished Room 27'6" x 10'8"

Laundry room 27'4" x 9'7"

Full bathroom Measurements not available

Bedroom 10'1" x 12'8"

Bedroom 12'2" x 12'8"

Family room 14'9" x 11'8"

Dining nook 7'9" x 8'2"

Kitchen 10'0" x 9'8"

Dining room 9'3" x 10'2"

Living room 24'1" x 11'1"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

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



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