



651 ALBERNI Avenue Kamloops British Columbia

\$579,900

Builder or Reno Special - Priced Below Assessed Value! Assessed at \$645,000, this property offers strong potential for the right buyer and is being sold as is, where is. The main floor features 3 bedrooms, including a primary with 2-piece ensuite, a full bathroom, spacious living and dining areas, and a traditional kitchen. Deck with gazebo overlooks the fully fenced, south-facing backyard -- flat and just a short walk to the scenic Millennium Trail. The lower level has a non-conforming suite with its own kitchen, shared laundry, and space for 1 or 2 bedrooms. Previously rented for \$2,000/month. Bonus rec room offers flexible use for either level. Hot water tank replaced in 2018, central A/C, carport, and lots of parking. Great opportunity to build equity or create income. Buyer to verify all details. Don't miss this home! (id:6769)

Laundry room 10'5" x 24'7"

Games room 12'2" x 16'7"

Bedroom 9'8" x 10'0"

Living room 12'2" x 12'2"

Kitchen 7'8" x 11'1"

4pc Bathroom Measurements not available

Bedroom 10'1" x 10'2"

Bedroom 10'2" x 10'7"

Primary Bedroom 10'3" x 13'2"

Living room 13'6" x 14'3"

Dining room 10'2" x 9'2"

Kitchen 10'2" x 10'0"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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