



654 Patricia Avenue Kamloops British Columbia

\$675,000

Welcome to 654 Patricia Avenue, located on a family-oriented street and features an in-law suite as a mortgage helper. This total 5 bedroom and 2 bathroom home has a multitude of parking including an attached carport, two driveways and street parking. The main level boasts three bedrooms, which can easily convert to a home office or gym space as needed. The living and dining areas are bright and flow easily between the two for day-to-day living. Main laundry sits just at the base of the stairwell heading into the lower level. The basement features an in-law suite with separate entrance and laundry, the remaining two bedrooms plus large bonus room that could be used for additional storage or living space, or home office. The fenced backyard is spacious and connects to the front yard via the open carport. Close to numerous amenities within the North Shore from grocery stores to daily shopping, to schools, and the Rivers Trail. Tenants both upstairs and downstairs, notice required. Hot water tank and roof are each approx. 8yrs old. All meas are approx., buyer to confirm if important. (id:6769)

- Primary Bedroom 17'9" x 14'9"
- Storage 15'0" x 13'2"
- Bedroom 10'10" x 11'6"
- Utility room 2'10" x 4'10"
- Laundry room 5'8" x 7'0"
- Laundry room 5'1" x 4'4"
- 4pc Bathroom Measurements not available
- Kitchen 16'3" x 11'6"

- Primary Bedroom 10'0" x 11'6"
- Bedroom 10'7" x 8'4"
- 4pc Bathroom Measurements not available
- Bedroom 10'9" x 11'6"
- Living room 25'6" x 13'1"
- Foyer 7'2" x 2'11"
- Dining room 7'2" x 13'1"
- Kitchen 10'1" x 13'1"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

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