



# 707 NICOLA Street Kamloops British Columbia

\$1,165,000

An incredible home located in the heart of Kamloops. This downtown home features some amazing updates while still maintaining its original character and charm. The home is large enough for the whole family coming in just under 3,500 sqft. The main level has the living room with a natural gas fireplace, dining room with a built-in wine rack, new bathroom, bedroom and a new kitchen. The kitchen has a gas range, oversized fridge/freezer, storage dining nook, and tons of cabinets. The upstairs has two huge bedrooms, another bathroom and laundry. One bedroom has an additional sitting area and the other a massive walk-in closet. The basement is an updated 2 bedroom suite with its own entry and laundry. Additional features/updates include: windows, furnace, HWT, A/C, appliances, light fixtures, metal roof, paint, sound proofing, french drainage, storage, sewer line, off street parking and much more. Enjoy a fully fenced yard, pergola, and well maintained yard. Embrace downtown living and be walking distance to the farmers market, library, shopping, restaurants and so much more. Call to view. (id:6769)

Other 14' x 11'

Bedroom 15'0" x 14'0"

Primary Bedroom 20'0" x 11'0"

3pc Bathroom Measurements not available

Bedroom 11'0" x 11'0"

Bedroom 19'0" x 11'0"

Dining room 10'0" x 10'0"

Kitchen 12'0" x 11'0"

Living room 16'0" x 12'0"

4pc Bathroom Measurements not available

Bedroom 12'0" x 11'0"

Dining room 15'0" x 12'0"

Kitchen 13'0" x 10'0"

Dining nook 10'0" x 8'0"

Living room 17'0" x 16'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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