



# 755 FLEMING Drive Kamloops British Columbia

\$849,000

Well-maintained Aberdeen family home situated on an expansive 8,800 sq ft lot, offering 2,666 sq ft of developed living space. The main level features a bright open-concept kitchen flowing into the dining and living areas, ideal for everyday living. Three spacious bedrooms and a full bathroom are located just a few steps up. The lower level includes a recently completed legal one-bedroom basement suite with two additional dens, providing excellent mortgage-helper or investment potential. The suite features a separate entrance, private laundry, 1.5 bathrooms, new kitchen appliances, a separate split A/C system in the living area, and a new HRV system, making it ideal for extended family or rental income. Located in a quiet, family-friendly neighbourhood with strong income potential. Recent updates include a hot water tank, flooring, furnace, and a roof approximately seven years old. The fully developed backyard includes a shed and a rare find - chicken coop. Additional features include a double-height oversized garage with excellent storage or workshop potential, central air conditioning, new main-floor washer and dryer, and wired security cameras. Property is fully tenanted and generating strong rental income. 24 hours' notice required for showings. (id:6769)

|                                 |                           |
|---------------------------------|---------------------------|
| Bedroom 13'0" x 9'11"           | 2pc Bathroom 6' x 3'      |
| Bedroom 9'11" x 9'0"            | Storage 11' x 7'          |
| Primary Bedroom 15'11" x 14'11" | Den 10' x 10'             |
| 4pc Bathroom 9'11" x 7'         | Den 14'0" x 13'0"         |
| Living room 13'0" x 11'         | Living room 17'0" x 15'0" |
| Bedroom 10'0" x 8'0"            | Dining room 12'0" x 11'   |
| Kitchen 13'0" x 12'0"           | Kitchen 13' x 13'         |

4pc Bathroom 8' x 5'

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp



Royal

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