



## 786 St Paul Street Kamloops British Columbia

\$724,900

Charming 4 bedroom, 2 bathroom character home in the heart of downtown Kamloops with a fully separate 1-bedroom suite with soundproofing, its own private patio, and separate entry--ideal mortgage helper. Every detail speaks to the timeless appeal of this lovingly maintained home that's walkable to cafes, shops, and the riverfront! Numerous upgrades throughout include updated plumbing, 200-amp electrical, hot water on demand, a newer roof, all new doors/windows (2011), and a brand new high-efficiency furnace with heat pump A/C. The main level boasts original fir floors and trim, a clawfoot tub with heated tile in the bathroom, and a large mud/laundry room off of the kitchen leading to an enormous patio. The sunny, fenced backyard is a gardener's dream with fruit trees, a gas BBQ hookup, alley access, and two parking spots. Other updates include S/S appliances with gas range, custom fir fascia, pot lighting, laminate in the suite, and new water line to the street. Zoned RM-4 with potential for future development. Freshly painted inside and out--this one's move-in ready. All measurements approx. (id:6769)

Storage 14'6" x 8'4"

Bedroom 10'0" x 9'11"

4pc Bathroom 5'8" x 9'11"

Living room 14'4" x 15'3"

Kitchen 19'5" x 6'6"

Bedroom 12'8" x 9'11"

Dining room 8' x 15'3"

Laundry room 7'6" x 16'6"

Bedroom 10'2" x 11'5"

4pc Bathroom 6'7" x 7'4"

Primary Bedroom 11' x 11'5"

Living room 13'4" x 15'3"

Kitchen 9'7" x 12'5"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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