



833 Sudbury Avenue Kamloops British Columbia

\$599,900

Looking for space, flexibility and value? This 5 bd, 2 bath home is an excellent fit for first-time buyers, growing families or those looking to grow their investment portfolio. With 3 bedrooms on the main and a self-contained 2-bd basement in-law suite with separate entrance and it's own laundry, there's great potential for mortgage-helping income. The property also boasts a massive 26' x 22' carport (possibility of enclosing to make an amazing garage? Subject to City approval) with a 10' x 22' workshop with 220 power, 200-amp service, hardy board exterior updates and ample parking both front and back. The main level features a functional family-friendly layout with a spacious living room, laminate flooring, convenient main-floor laundry and plenty of natural light. Outdoor enthusiasts and gardeners will appreciate the established trees and gardens, greenhouse, raised garden beds and a unique 9' x 20' root cellar with its own electrical panel-ideal for storing vegetables, wine, preserves or cold storage. Relax or entertain under the unique grapevine-covered patio while enjoying beautiful evening views of Aberdeen and Batchelor Heights. Garden beds and deck can easily be removed to create a grassy fenced play area for kids and pets. Located in a family-oriented North Kamloops neighborhood, you'll enjoy easy access to schools, parks, transit, shopping, restaurants and fitness gym, making day-to-day living convenient and connected. Quick possession is possible--don't miss this opportunity to make it yours! Some photos have been digitally staged. (id:6769)

3pc Bathroom 8'1" x 5'11"

Laundry room 11'10" x 11'7"

Bedroom 8'4" x 11'7"

Bedroom 9'2" x 10'10"

Recreation room 32'4" x 11'2"

Kitchen 16'7" x 10'6"

Laundry room 3'0" x 8'2"

Foyer 3'11" x 9'7"

Bedroom 8'6" x 9'3"

Bedroom 10'10" x 9'3"

Primary Bedroom 10'3" x 10'1"

Living room 16'10" x 12'11"

Dining room 8'3" x 10'1"

Kitchen 11'5" x 10'10"

Listing Presented By:



Originally Listed by:

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