



# 838 Lethbridge Avenue Kamloops British Columbia

\$649,900

Welcome to a great opportunity in the center of North Kamloops--perfect for families or investors. Enjoy peace of mind with some hardwood floors, updated windows, updated kitchen, a newer hot water tank (2023), and heat pump (2008). The fully fenced yard with alley access, underground sprinklers, and covered patio create an inviting outdoor space for year-round enjoyment. Single car garage and loads of parking. One bedroom basement suite with private entry and separate laundry adds excellent flexibility and income potential. All of this within walking distance of schools, shopping, parks, and great local eateries. (id:6769)

Den 12'7" x 7'6"  
Primary Bedroom 12'2" x 10'3"  
Bedroom 10'11" x 8'4"  
Bedroom 11' x 7'11"  
4pc Bathroom 7'3" x 7'  
Primary Bedroom 13'4" x 11'  
Kitchen 12'8" x 8'7"

Dining room 12'8" x 8'3"  
Living room 17'4" x 13'  
Foyer 7' x 3'5"  
Full bathroom 7'3" x 7'  
Living room 16'8" x 12'3"  
Kitchen 17'3" x 12'

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



Royal

**LePage Kelowna**

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