



## 838 Nicola Street Kamloops British Columbia

\$849,900

Unlock your potential with this incredible opportunity! This home features a 1 bedroom + den basement suite, complete with separate washer, dryer and full kitchen with dishwasher. Zoning is R2 for home based business. Currently has a multiage daycare operating in suite. Buyer can utilize the suite as a mortgage helper or take advantage of a fully set up daycare with everything you need to succeed! Enjoy the perfect blend of work-life balance and live comfortably upstairs boasting 3 bedrooms, a stunning kitchen, living room with gas fireplace, fresh bathroom and a serene private yard. You'll love the detached sun deck perfect for lounging with a cold beverage and good company overlooking the raised floral garden beds. Backyard also features a large vegetable garden, pear tree, storage shed, kids play area under a weeping willow tree, fully fenced yard front and back with privacy and views of Mount Peter and Mount Paul. Roof and HW on demand only 5 years old and there is a high efficiency furnace and heat pump for cooling. This prime location is just a short walk to Prince Charles Park where kids can play in the wading pool and playground and conveniently located close to Lloyd George Elementary, South Kamloops Secondary, Kamloops School of the Arts, hospital, shopping, food, entertainment and more! (id:6769)

3pc Bathroom Measurements not available

Bedroom 11'3" x 7'10"

Den 9'1" x 14'2"

Recreation room 14'11" x 25'2"

Kitchen 10'11" x 6'11"

Foyer 4'3" x 10'4"

Storage 2'10" x 8'2"

Bedroom 10'10" x 9'

Bedroom 10'10" x 9'

Primary Bedroom 10'10" x 11'11"

4pc Bathroom Measurements not available

Dining room 6'10" x 10'7"

Kitchen 10'6" x 12'7"

Living room 17'11" x 13'2"

Foyer 7'6" x 5'3"

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.