



868 MCBRIDE Street Kamloops British Columbia

\$644,900

Opportunity Knocks! Located on a quiet no-thru street in one of Brock's most desirable neighbourhoods, this home offers exceptional potential and is surrounded by great neighbours, many of whom are long-term residents. The main floor features over 1,300 sq. ft. of living space, including a spacious kitchen, living room, family room, two bedrooms, and a 4-piece bathroom. The basement offers plenty of additional space with three bedrooms, a playroom, and convenient access to the backyard. While it does require some updating, it presents excellent potential, including the possibility of a future suite if desired. Outside, you'll find a large sundeck with an enclosed playroom underneath, a fairly private 10,000+ sq. ft. lot, with plenty of room to enjoy. Additional features include 200-amp electrical service and most windows having been replaced. Priced to reflect the updates needed, requires almost all new flooring. This is a fantastic opportunity to add value and make it your own. Quick possession is possible. (id:6769)

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|----------------------------|-------------------------------|
| Playroom 7'9" x 5'4" | Foyer 6'9" x 3' |
| 3pc Bathroom 7'9" x 5'4" | 4pc Bathroom 7'10" x 8'1" |
| Laundry room 31'5" x 11'8" | Primary Bedroom 13'5" x 11'5" |
| Bedroom 11'4" x 9'5" | Living room 27' x 12' |
| Bedroom 15'4" x 10'11" | Living room 18'11" x 11'5" |
| Bedroom 18'1" x 10'11" | Dining room 11'11" x 10'6" |
| Bedroom 11'7" x 9'11" | Kitchen 13' x 11'7" |

Listing Presented By:



Originally Listed by:
Royal LePage Westwin Realty

<http://hermanonhomes.ca/>



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