



# 881 PEMBROKE Avenue Kamloops British Columbia

\$649,900

Welcome to this well cared for & functional 4 bedroom, 2 bathroom family home situated on a flat .19 acre lot that has seen tons of recent upgrades! New windows throughout, 200amp electrical panel, remodelled bathrooms, water & sewer lines replaced & the basement completely renovated. Upon entering the home, you are invited into the cozy & bright living room featuring oversized windows that allows plenty of natural light in. Access the dining room and the spacious kitchen with lots of counter space & cabinetry. From the kitchen, step out onto the covered deck to enjoy your morning coffee with stairs to access the backyard (natural gas line for BBQ'ing). On the main level you will also find the updated main bathroom, along with three good size bedrooms. Downstairs you will find a large open concept recreational/family room, laundry with door leading to the backyard (suite potential possible!), updated bathroom, bedroom & office nook. The large, flat and private backyard includes 6 raised garden beds and alley access along with a shed that has power. There is an additional single car garage, ample parking in the front for your vehicles & recreational toys and this property comes with exciting possible future potential (RT-1 zoning). New furnace and air conditioner (2022). This is a fantastic opportunity to own a well-cared-for home with room to grow! (id:6769)

Laundry room 12'0" x 8'0"

Family room 30'0" x 12'0"

Bedroom 10'5" x 8'10"

3pc Bathroom Measurements not available

Bedroom 9'0" x 9'0"

Bedroom 9'0" x 9'0"

Primary Bedroom 11'4" x 11'0"

Kitchen 12'6" x 9'5"

Dining room 9'0" x 9'0"

Living room 14'5" x 12'5"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://jennifer-mcqueen.c21.ca/>



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.