



## 971 Kirkland Place Kamloops British Columbia

\$685,000

Looking for a family home with the potential for income on a large corner city lot? This property may be for you! With 3 bedrooms, one bath up, and a basement with separate entrance to the 2 bedroom suite, it's waiting for you to put your touches on it. Brand new roof, 2023 HWT, some updated flooring and painting done already. Back yard has apricot, plum and cherry trees along with grapes with U/G irrigation throughout the yard. Office/bedroom has sliders lead out to back deck and both levels have fireplaces to keep you cozy in winter. Large driveway with tons of parking including the attached carport - room for shop! All measurements approx, to be verified by Buyer if important. (id:6769)

4pc Bathroom 5'9" x 5'9"

Laundry room 9' x 9'8"

Bedroom 10'1" x 11'5"

4pc Bathroom 10'2" x 4'4"

Bedroom 8'7" x 10'1"

Primary Bedroom 9'1" x 13'7"

Living room 10'7" x 20'1"

Dining room 10'7" x 10'4"

Kitchen 11'3" x 10'7"

Bedroom 13'1" x 9'9"

Primary Bedroom 10'1" x 18'8"

Kitchen 7'4" x 13'1"

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



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.