



1052 Surrey Avenue Kamloops British Columbia

\$475,000

A rare find in Kamloops -- a well-kept rancher with a basement AND a heated detached shop (~24' x 30') with both front and back lane access! An open-concept living and dining area welcomes you with exceptional flow into the bright and spacious kitchen, featuring real oak wood cabinetry. The living room overlooks a mature pear tree in the front yard, which blooms beautifully in season and brings a warm, charming feel to the space. Enjoy the convenience of main-floor laundry with easy access to two great-sized bedrooms and a well-placed full bathroom. Downstairs offers a partially finished basement with tons of storage or the opportunity to finish the space and expand your living area. Major updates include: windows (2013), AC (approx. 2013), furnace (2012), hot water tank (2022), and a brand-new roof (2025). This home has been lovingly maintained by its one long-term owner -- and it shows. BONUS: Lane access leads directly to the backyard where you'll find room for RV parking and the large heated detached shop -- a standout feature. The lot is a great size and offers the flexibility and usability you're looking for. Located close to transit, shopping, parks, schools, and major routes, this home is an excellent fit for first-time buyers, investors, or downsizers wanting a practical, well-cared-for property with all the major updates already completed. Some photos have been edited or virtually staged to showcase potential. (id:6769)

Storage 7'10" x 4'1"

Storage 7'10" x 6'4"

Unfinished Room 26'9" x 29'6"

Laundry room 1'8" x 5'2"

4pc Bathroom 5'2" x 9'

Bedroom 8' x 15'6"

Primary Bedroom 11'6" x 10'4"

Kitchen 14'5" x 9'9"

Living room 16'4" x 14'2"

Listing Presented By:



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