



## 1144 Sherbrooke Avenue Kamloops British Columbia

**\$589,999**

Welcome to 1144 Sherbrooke Ave! SUITED HOME in a great location on the North Shore. This spacious 4-bed, 2-bath home offers 2,000 sqft of living space, perfect for investors or as a mortgage helper. This convenient location offers easy access to shopping, schools, dining, parks, and all the amenities! Main floor features a bright layout with large rooms, an open living and dining space, and a functional kitchen. Two bedrooms and a full bathroom complete this level. Step outside from the main floor to a large back deck overlooking the fully fenced yard, complete with 2 storage sheds--perfect for outdoor living and hobbies. Main floor is vacant and ready to move in. Downstairs, the basement suite has a separate entry with 2 bedrooms, kitchen, 4-piece bathroom with laundry. This level is currently tenanted for \$1,900/month plus 40% utilities, a strong income for an owner or investor. Located on a flat 7,200 sqft lot, outside the 200 year flood zone with lane access, allowing up to 4 units subject to city approval. Offering plenty of parking and opportunity to build a carriage home (there is a carriage home 2 doors down). Recent updates include brand new windows and updated flooring throughout (2025), freshly painted siding (2025), roof (2018), hot water tank (2017), sump pump (2019), upgraded 200-amp service, furnace, and heat pump (2008). Contact the listing team at Brookstern Realty Group with your questions, or to book a viewing! Call or text: 778-910-3930 (id:6769)

Laundry room 10'6" x 4'11"

Family room 15'7" x 9'0"

Recreation room 16'8" x 10'8"

4pc Bathroom 10'1" x 5'5"

Bedroom 10'9" x 10'4"

4pc Bathroom 9'1" x 5'2"

Bedroom 11'3" x 9'2"

Primary Bedroom 14'4" x 9'3"

Living room 21'7" x 14'1"

Dining room 11'1" x 9'11"

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Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

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