



## 149 FORT Avenue Kamloops British Columbia

\$469,900

3 bedroom half duplex plus a self-contained bachelor suite, located close to bus, walking/biking trail and beaches! Whether you're a first-time home buyer looking to offset your mortgage or an investor seeking a solid rental property, this home checks all the boxes! Upstairs has bright living space, freshly painted and 2 bedrooms. 3rd bedroom is on the lower level and would make a perfect office. Also the lower level has cute and cozy separate-entry bachelor suite offering great potential as a mortgage helper or income-generating rental. New hot water tank Aug 2025, updated furnace, and newer windows, and brand new roof Nov 2025 now done! Upper deck overlooks backyard. Fenced yard, shed. No strata fees and flexibility of ownership make this property an excellent long-term investment. Don't miss your chance to get into the market with this affordable and versatile property. Quick possession possible - book your showing today! (id:6769)

Bedroom 9' x 8'

Bedroom 11'0" x 10'0"

Kitchen 10'0" x 10'0"

3pc Bathroom Measurements not available

Bedroom 10'0" x 9'0"

Primary Bedroom 11'0" x 11'0"

Living room 17'0" x 12'0"

Dining room 10'0" x 8'0"

Kitchen 8'0" x 9'0"

4pc Bathroom Measurements not available

Listing Presented By:



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<https://kamloopsforsalehomes.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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