



## 244 BIRCH Avenue Kamloops British Columbia

\$644,900

Not your average suited North Shore home, this beautifully maintained and thoughtfully updated Birch Avenue property offers the perfect blend of lifestyle, income potential, and family comfort on one of the area's quietest streets just steps from Rivers Trail, Arthur Hatton Elementary, Moose Park, and the Kinsmen Tot Lot. The main floor is finished with engineered hardwood and features three generous bedrooms and a spa-inspired 4-piece bathroom complete with soaker tub, tile surround, and heated tile floors, while the bright living room and corner dining area flow seamlessly into an oversized kitchen with granite counters and a charming island ideal for everyday living and entertaining. Step through the boot room to the sunny south-facing backyard where a large deck with pergola overlooks a beautifully tiered and usable yard, connected to a newer double carport. Downstairs you'll find a recently updated two-bedroom in-law suite with separate entrance, its own parking, laundry, and private side yard, highlighted by a renovated kitchen with new cabinetry, counters, and tile backsplash--perfect for extended family or added revenue. With a high-efficiency furnace, 100-amp service, double-pane vinyl windows, and mature trees providing exceptional curb appeal, shade, and charm, this is truly a home that stands apart. (id:6769)

Laundry room 13'3" x 12'10"

4pc Bathroom Measurements not available

Laundry room 9'0" x 7'7"

Mud room 8'3" x 7'7"

Bedroom 11'6" x 9'5"

Bedroom 11'7" x 11'6"

Primary Bedroom 17'1" x 10'10"

Kitchen 13'1" x 20'0"

Dining room 8'1" x 10'7"

Living room 17'2" x 11'8"

4pc Bathroom Measurements not available

Bedroom 13'1" x 9'6"

Primary Bedroom 12'9" x 10'6"

Kitchen 17'5" x 11'0"

Listing Presented By:



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eXp Realty (Kamloops)

<http://kamloopshomefinder.ca/>



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