



269 Beach Avenue Kamloops British Columbia

\$499,900

Practically beachfront—without the beachfront price tag. Located directly across from beach access and just steps to Overlander Park and the Rivers Trail, this home puts sand, sun, and scenic walks right outside your front door. Whether it's morning coffee by the water or a quick paddle after work, you won't find better access to the beach at this price point. Perfect for first-time buyers, investors, or those looking to downsize, this home is move-in ready with major updates already done: roof (2018), furnace (2022), and hot water tank (2022). Upstairs offers bright living and kitchen areas, two corner bedrooms with great natural light, and a fully updated bathroom. Downstairs includes a third bedroom and a partially finished basement with suite potential. The fully fenced yard is private and functional, with lane access and space for pets, a garden, or possibly even a future detached shop—buyer to confirm. Two storage sheds add convenient space for tools or outdoor gear. All of this in a central location close to shopping, transit, walking trails, and downtown. Quick possession available. Reach out today to book your showing. Measurements to be verified by buyer if deemed important. (id:6769)

Laundry room 7'9" x 12'1"

Storage 12'1" x 9'10"

Recreation room 19' x 12'2"

Bedroom 12' x 16'6"

4pc Bathroom Measurements not available

Bedroom 8' x 11'3"

Living room 14'11" x 11'8"

Kitchen 13'3" x 10'1"

Primary Bedroom 10'4" x 11'11"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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