



327 ROYAL Avenue Kamloops British Columbia

\$974,900

This riverfront property is located just minutes from downtown on trendy Royal Ave. With both front and back decks providing additional living space, the main floor plays host to nearly 1800sf. Inside, there are 3 bedrooms on the main floor with an updated kitchen featuring stainless steel appliances, under-mount sink with garburator, quartz counter tops, brick island, open concept floor plan with a 20x20 deck (10x20 covered with T&G vaulted ceilings). Loads of character with the barn wood feature wall, barn door, original brick work along with the post & beams. The renovated 1 bedroom basement suite includes sound proof insulations, hardwood floors, custom bench seating, paint, electrical & large open concept layout, updated 4pc bathroom with heated tile and urinal for the boys! Other features & highlights include underground sprinklers, updated heat pump, furnace, hot water tank, new dryer, electrical panel upgrade to 200 amp service, all new plumbing & electrical. 14 x 36 detached shop, updated exterior paint, gable ends and gutters, dock, wired for a hot tub. Separate laundry up / down. Previously renting for 6K per month, this is a great income property or family home. measurements approx. buyer to verify if important. (id:6769)

Bedroom 8'0" x 11'0"

Living room 13'0" x 12'0"

Kitchen 8'0" x 12'0"

4pc Bathroom Measurements not available

Bedroom 10'0" x 9'5"

Primary Bedroom 13'0" x 14'0"

Bedroom 11'0" x 10'0"

Living room 13'0" x 20'0"

Dining room 11'0" x 10'0"

Kitchen 11'0" x 11'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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