



384 Mulberry Avenue Kamloops British Columbia

\$459,900

Welcome to 384 Mulberry Avenue, a great opportunity in a central location with excellent future potential. Situated on a level 70' x 120' lot with alley access, this property offers flexibility for investors, developers, or buyers looking to build sweat equity. A 22' x 17' detached shop provides valuable extra storage or workspace. The home features a 3-bedroom, 1-bath bungalow layout with all bedrooms and a full bathroom on the main floor. The lower level includes a spacious recreation room and laundry area, offering additional usable living space. While the home would benefit from cosmetic updates, several important upgrades are already in place, including 200-amp electrical service, an updated bathroom, and a high-efficiency Lennox furnace and central A/C. With a functional layout, strong lot dimensions, and key mechanical improvements completed, this property presents an excellent value-add opportunity. Schedule your private showing today! Quick possession possible. (id:6769)

Laundry room 10' x 8'6"

Recreation room 16'6" x 12'6"

Bedroom 10' x 8'

Bedroom 11'6" x 11'

4pc Bathroom Measurements not available

Primary Bedroom 11'6" x 11'

Dining room 9' x 10'

Living room 15' x 17'

Kitchen 13' x 12'6"

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp

ROYAL LEPAGE
Locations West Realty

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