



## 545 FORTUNE Drive Kamloops British Columbia

\$435,000

Fantastic opportunity to own a solid home on a generous 7,400 sq ft lot in one of Kamloops' most central and rapidly developing neighborhoods. Located on Fortune Drive, this property is just minutes from Thompson Rivers University, North Shore shopping district, McArthur Island Park, grocery stores, pharmacies, restaurants, and coffee shops—everything you need is truly at your doorstep. With easy access to public transit, the hospital, and downtown Kamloops, this location is ideal for students, families, or anyone seeking urban convenience. Zoned R2 (Two-Unit Residential), this property offers excellent development potential with the ability to build a legal suite, duplex, or garden suite—making it a fantastic opportunity for investors or those looking to add future value. The main floor features a bright kitchen, cozy living area, 2 bedrooms, and a 3-piece bathroom. The partially finished basement with a separate entrance provides additional space that can be customized to suit your needs. Enjoy a spacious backyard with alley access, plenty of parking, a detached garage/shop, and tons of room for kids to play or future development. Whether you're a first-time buyer or looking for a central investment property, this home checks all the boxes for location, potential, and value. All measurements approx. (id:6769)

Other 19'0" x 11'0"

Utility room 26'0" x 11'0"

Den 11'0" x 7'0"

Bedroom 11'0" x 10'0"

Primary Bedroom 11'0" x 11'0"

Kitchen 12'0" x 11'0"

Living room 14'0" x 11'0"

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Brendan Shaw Real Estate Ltd.



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