



## 444 ST PAUL Street 613 Kamloops British Columbia

\$360,000

Gorgeous 1 bdrm, 1 bath apartment on the top floor! Constructed in 2021, this property has a communal rooftop patio along with a private balcony overlooking the only "Lightwell" in Kamloops! Fully set up with in-unit laundry and all appliances, this home has air conditioning and heating and the rest of the modern amenities one could expect. A spacious parking stall is included in the secure parking garage. Located in central downtown Kamloops and walking distance to restaurants, shops, parks, schools, the hospital and the future PAC centre, this apartment has it all! A tenant is currently occupying who is a family member will stay if the buyer is an investor (\$1700/mo inc utilities & internet), or will go with little notice - quicker possession is possible. Book your private showing now or contact your agent for this unit won't last. (id:6769)

4pc Bathroom Measurements not available

Primary Bedroom 9' x 8'

Kitchen 12' x 7'

Dining room 10' x 7'

Living room 10' x 9'

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Kamloops)

<http://www.team110.com/>



**Royal LePage Locations West Realty**

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