



770 SHERWOOD Drive Kamloops British Columbia

\$664,900

Fantastic opportunity to own a home in a great location with a mortgage helper. This North Kamloops property features a 2-bedroom in-law suite with its own laundry and separate access, perfect for extra income or extended family. Enter into the main home through the front door and you will find a large mud room with storage and plenty of room to take off coats and boots. Separate laundry is also located on this level. Upstairs, there is a large living room which flows nicely through to the dining and kitchen area. The kitchen is bright and features stainless steel appliances and bar seating. Off the kitchen is a large covered deck with stairs leading to the flat, fully-fenced yard. Both the kitchen and dining areas feature large windows, bringing in plenty of natural light into the home. Also upstairs are 3 spacious bedrooms and an updated 5-piece bathroom with a double vanity. The basement suite has access from the carport and has its own laundry room, 2 bedrooms, a 4-piece bathroom and a large kitchen and living area with gas fireplace. With a little TLC, this suite will be a great space. Outside, the property offers plenty of parking, including room for RV parking. The fenced backyard is large and is perfect for entertaining, kids and dogs, or gardening. Fantastic location close to McArthur Island Park, NorKam Secondary, Kamloops Christian School, and all North Kamloops amenities. Court-ordered sale. Schedule A to accompany all offers. (id:6769)

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|---------------------------|--------------------------------|
| Laundry room 11'7" x 6'1" | 5pc Bathroom 9'9" x 4'5" |
| Utility room 3'9" x 8'2" | Bedroom 9'7" x 10'4" |
| Laundry room 6'8" x 7'8" | Primary Bedroom 10'6" x 12'11" |
| Foyer 10'6" x 6'3" | Living room 12' x 14'9" |
| Kitchen 9' x 11'10" | Kitchen 10'10" x 12'11" |
| Bedroom 9' x 12'11" | Bedroom 9' x 10'10" |
| Dining room 9'11" x 14'2" | Full bathroom 9' x 4'4" |
| Living room 11'7" x 17'5" | Bedroom 11'5" x 11'8" |

Listing Presented By:



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Century 21 Assurance Realty Ltd

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



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