



889 ELDER Road Kamloops British Columbia

\$625,000

Don't delay! House had a roof off renovation with addition in 2006 plus property has frontage on 2 roads to build a garage, carriage house, garden suite or up to possibly 4 units on the lot. City won't allow subdivision due to water capacity off Grant Rd at this time. This 2+1 bedroom, 3 bath home features an open plan with maple kitchen, crown molding, hardwood & tile floors. The 2 main floor bathrooms have heated tile floors with the master bedroom ensuite having a shower & the main bath having a soaker tub. Basement has a bedroom & bathroom making it great for teens or guests. Also laundry & tons of storage in the basement. Major 2006 reno included addition, new trusses, R40 attic insulation, roof, windows, siding, kitchen, bathrooms, flooring, doors & electrical up to code using the existing 100 amp service. New furnace & HW tank in Nov/15. Attached 10x23 shop with subpanel & 6x7 access door for woodworking or toy storage with possible conversion into 2 bedrooms with access through the 2nd bedroom which would become a main floor family/laundry room. Then possible 1 bedroom suite in the basement? Use your imagination & make this your new home! All measurements are approximate. Buyers to satisfy themselves of any property measurements of importance & potential property development through the City. Listed below assessed value! (id:6769)

Storage 24'0" x 10'0"

Utility room 26'0" x 15'0"

Laundry room 15'0" x 9'0"

Bedroom 11'0" x 9'0"

3pc Bathroom Measurements not available

Workshop 23'0" x 10'0"

Bedroom 13'0" x 10'0"

Primary Bedroom 15'6" x 11'0"

Kitchen 16'6" x 13'0"

Living room 16'6" x 15'0"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Royal LePage Westwin Realty



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