



918 Kirkland Place Kamloops British Columbia

\$649,000

Exceptional Development Opportunity in Prime Location Discover the potential of this rare 14,059 sq ft property, ideally located with dual access from Kirkland Place and a paved alleyway. Whether you're seeking a development project or a spacious lot with future flexibility, this property offers endless possibilities. Zoning may allow for a variety of configurations, including a carriage house, garden suite, fourplex, duplexes, or even subdivided single-family lots (tiny home potential). The existing home is a solid, well-laid-out bungalow with great bones. The main floor features three spacious bedrooms, a full 4-piece bathroom, and a bright, flowing floor plan. The lower level includes two additional bedrooms, a second 4-piece bathroom, and a kitchenette with a gas stove outlet and fridge--perfect for in-law use or potential rental income. Additional features: Oversized 21' x 24' semi detached garage with large driveway, Almost fully fenced yard, Expansive 30'6" x 10' rear deck, Two storage sheds for added convenience, 10-year-old furnace and 8-year-old roof. This is a fantastic chance to invest in a well-located property with strong future upside. Explore the potential today! (id:6769)

Other 11' x 11'	4pc Bathroom 11' x 11'
Utility room 11'6" x 11'	Bedroom 12'6" x 10'
Family room 31' x 25'	Bedroom 10' x 9'
Bedroom 11'6" x 10'6"	Foyer 12' x 4'
Bedroom 11' x 10'	Living room 17' x 14'
4pc Bathroom Measurements not available	Dining room 18'6" x 12'
Primary Bedroom 11' x 11'	Kitchen 14'6" x 12'

Listing Presented By:



Originally Listed by:
Brendan Shaw Real Estate Ltd.



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