

# \$639,900 - 647 St Paul Street, Kamloops

MLS® #10353490

**\$639,900**

3 Bedroom, 2.00 Bathroom, 864 sqft

Single Family on 0.08 Acres

South Kamloops, Kamloops, British Columbia

Welcome to 647 Saint Paul – A Downtown Gem! This charming home offers two bedrooms/1 bath upstairs and a self-contained one-bedroom suite with a separate entrance, perfect for extended family or mortgage helper. Nestled in a fully fenced yard with Peterson Creek running through, this property offers peace and privacy right in the heart of the city. The home has seen numerous upgrades over the years, blending character with modern convenience. Enjoy a private backyard with alley access and additional parking. Shared laundry is conveniently accessible, and showings are preferred after 5:00 PM weekdays. Weekends are more flexible. Seller and family occupied so no tenancy or notice to end tenancy required. Please do not let the cat out, and rest assured – the owner will take the dogs for a walk during showings. Don't miss this unique opportunity to own a slice of downtown tranquility! (id:6289)

Built in 1925

## Essential Information

<b>Listing #</b>	10353490
<b>Price</b>	\$639,900
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2.00
<b>Square Footage</b>	864
<b>Acres</b>	0.08
<b>Year Built</b>	1925



Type	Single Family
Sub-Type	Freehold
Style	Ranch

### Community Information

Address	647 St Paul Street
Subdivision	South Kamloops
City	Kamloops
Province	British Columbia
Postal Code	V2C2K1

### Amenities

Amenities	Schools, Shopping
Features	Level lot
Is Waterfront	Yes
Waterfront	Waterfront on creek

### Interior

Heating	In Floor Heating, Heat Pump, See remarks
Cooling	Heat Pump
# of Stories	2

### Exterior

Exterior	Stucco
Exterior Features	Level
Roof	Asphalt shingle

### Additional Information

Zoning	Residential
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### Listing Details

Listing Office	RE/MAX Real Estate (Kamloops)
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