

# \$1,049,900 - 880 6th Avenue, Kamloops

MLS® #10357255

**\$1,049,900**

3 Bedroom, 2.00 Bathroom, 3,402 sqft

Single Family on 0.31 Acres

South Kamloops, Kamloops, British Columbia

Welcome to 880 6th Avenue, a rare gem located in the heart of the desirable Sagebrush Downtown neighbourhood. This well cared for, 3 bed, 2 bath home is situated on a private and serene .31 acre lot with 3,400 sqft. of living space went through a complete transformation in 2009 by DW Builders while still maintaining some of its original 1940s charm & character. The main flr features a bright & inviting floor plan with a stunning Great Room that offers expansive windows to take in the captivating mtn & city views, tongue & groove vaulted ceilings & a gas fireplace. The kitchen provides bird's eye maple cabinetry, updated SS appliances, pantry & eat-in dining area. There is a charming family room that features birch flooring & a wood-burning fireplace. The elegant & spacious formal dining area provides the perfect space to entertain & hold large gatherings. The outdoor space provides a large sundeck w/hot tub that opens to the terraced backyard w/established perennial gardens & offers plenty of room to grow your veggies. The lower lvl provides a bdrm, study area w/gas fp, 3 pc bath, laundry & flex rm w/walk-in closet. There is a lg workshop/rec area w/plumbing & gas f/p that offers potential for an in-law suite. There is ample parking space for your vehicles, RV & boat. Enjoy the Downtown lifestyle with easy access to shopping, restaurants, cafes, the hospital, schools, Farmer's Market, Transit, Peterson Creek Nature Park & the



Xgetâ€™temâ€™ Trail. Book your private showing today! (id:6289)

Built in 1946

Essential Information

Listing #	10357255
Price	\$1,049,900
Bedrooms	3
Bathrooms	2.00
Square Footage	3,402
Acres	0.31
Year Built	1946
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	880 6th Avenue
Subdivision	South Kamloops
City	Kamloops
Province	British Columbia
Postal Code	V2C3S1

Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Features	Private setting, Two Balconies
Parking Spaces	1
Parking	Additional Parking, Attached Garage, RV
# of Garages	1
View	City view, Mountain view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Oven - Electric, Range - Electric, Microwave, Washer
Heating	Forced air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas,Wood

# of Stories 1

## Exterior

Exterior Stucco  
Exterior Features Landscaped  
Roof Asphalt shingle

## Additional Information

Zoning Residential

## Listing Details

Listing Office Century 21 Assurance Realty Ltd.



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