

# \$619,900 - 322 Walnut Avenue, Kamloops

MLS® #10358557

**\$619,900**

5 Bedroom, 2.00 Bathroom, 1,984 sqft

Single Family on 0.18 Acres

North Kamloops, Kamloops, British Columbia

This charming 5 bedroom, 2 bathroom home offers the perfect blend of space, updates, and location. With 3 bedrooms on the main floor and 2 more downstairs, there's room for families, guests, or a potential suite (R2 zoning). The expansive, fully fenced backyard is a private retreat with raised garden beds, a large maple tree providing summer shade, a concrete seating area, and a garden shed for added storage. Enjoy the convenience of a brand-new gas line (2024) for your BBQ or patio heater. A 22x12 detached garage/workshop with alley access is ideal for hobbies or extra storage, and there's plenty of front parking including space for an RV or boat. Major updates include a 2017 roof, hot water on demand, and a high-efficiency furnace (2008) with central A/C for year-round comfort. Located steps from the scenic Rivers Trail, transit, schools, and shopping. (id:6289)

Built in 1959

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10358557      |
| Price          | \$619,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Square Footage | 1,984         |
| Acres          | 0.18          |
| Year Built     | 1959          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Bungalow |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 322 Walnut Avenue |
| Subdivision | North Kamloops    |
| City        | Kamloops          |
| Province    | British Columbia  |
| Postal Code | V2B1K3            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Additional Parking, Detached Garage, Oversize |
| # of Garages   | 1   |

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Forced air               |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt shingle |
|------|-----------------|

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Kamloops) |
|----------------|-------------------------------|



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