

\$764,900 - 620 Nicola Street, Kamloops

MLS® #10362554

\$764,900

5 Bedroom, 3.00 Bathroom, 2,650 sqft

Single Family on 0.14 Acres

South Kamloops, Kamloops, British Columbia

Set on a beautiful tree-lined street surrounded by other heritage properties, this timeless 1935 character-rich home meets contemporary needs. Offering 5 bedrooms, 3 bathrooms, and a flexible layout, it's ideal for families, couples, or investors seeking a mortgage helper with the 2 bedroom suite. The main floor features 2 bedrooms, a full 4-piece bath, and a spacious kitchen with gas stove, s/s appliances, walnut-stained cabinetry, an island for prep and entertaining. Original fir floors, detailed trim, pocket windows, ornate vents, and classic hardware add warmth and personality. The cozy living room with brick fireplace is the perfect gathering space as a sitting, or media room. Upstairs, the open-concept floorplan offers a 500+ sq ft primary bedroom retreat, seating area, open galley-style closet, and a 4-piece bathroom with a boutique tub. The fully finished basement has a private entrance and is home to excellent long-term tenants, providing a reliable income stream. Upgraded electrical rewiring and new HWT. Outdoors, enjoy a fenced front yard and a large fenced backyard with multiple zones for entertaining, relaxing, and gardening - laneway access, ample parking, and an attached powered shed - ideal for projects or storage. Located in the heart of downtown, just minutes from Royal Inland Hospital, schools, library, shops, and breweries. A rare opportunity to own a charming heritage home with good income in one of Kamloops's most sought-after



neighbourhoods. All measurements approx.
(id:6289)

Built in 1935

Essential Information

Listing #	10362554
Price	\$764,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,650
Acres	0.14
Year Built	1935
Type	Single Family
Sub-Type	Freehold

Community Information

Address	620 Nicola Street
Subdivision	South Kamloops
City	Kamloops
Province	British Columbia
Postal Code	V2C2R2

Amenities

Amenities	Park, Recreation, Schools, Shopping
Features	Level lot, Central island
Parking Spaces	3
View	Mountain view

Interior

Appliances	Range, Refrigerator, Dishwasher, Washer & Dryer
Heating	Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Unknown
# of Stories	3

Exterior

Exterior	Stucco
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Exterior Features Level
Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office RE/MAX Real Estate (Kamloops)



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