

# \$514,900 - 376 Alexander Avenue, Kamloops

MLS® #10363951

**\$514,900**

1 Bedroom, 1.00 Bathroom, 1,037 sqft

Single Family on 0.14 Acres

North Kamloops, Kamloops, British Columbia

376 Alexander Avenue is a charming 1 bedroom plus den, 1 bathroom home located on a spacious end lot that offers plenty of potential for a buyer with the right vision or an investor looking to secure a prime piece of real estate in a growing area. The large front & backyards include mature fruit trees, an existing irrigation system, and ample space for gardening or future landscaping projects. The detached garage is equipped with a new garage door, providing secure parking or workshop use. Inside, the home features a bright open living room area with hardwood floors. The den and loft add flexibility for use as an office, guest, or hobby space, while a convenient storage cellar below ground level offers an additional storage room. There is an existing security system installed in the loft for added peace of mind. With its combination of outdoor space, garden potential, and a central location, this property is a great opportunity for first-time buyers, downsizers, or investors looking to add value. Enjoy the convenience of being just minutes away from shopping, dining, transit, McDonald Park, and the North Thompson River. Whether you choose to live in the home, generate rental income, or move forward with a new development project, this property offers remarkable versatility in a sought-after location. The property is zoned R2 which permits small-scale multi unit residential development. Sale includes stove, fridge, microwave, washer, fireplace, and security system/cameras. (id:6289)



Built in 1949

## Essential Information

Listing #	10363951
Price	\$514,900
Bedrooms	1
Bathrooms	1.00
Square Footage	1,037
Acres	0.14
Year Built	1949
Type	Single Family
Sub-Type	Freehold
Style	Other

## Community Information

Address	376 Alexander Avenue
Subdivision	North Kamloops
City	Kamloops
Province	British Columbia
Postal Code	V2B3R3

## Amenities

Parking Spaces	1
Parking	Detached Garage, Street
# of Garages	1

## Interior

Heating	See remarks
Cooling	Window air conditioner
# of Stories	2

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Brendan Shaw Real Estate Ltd.
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Listing information last updated on October 13th, 2025 at 3:31pm MDT