

# \$469,900 - 149 Fort Avenue, Kamloops

MLS® #10364034

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,450 sqft

Single Family on 0.07 Acres

North Kamloops, Kamloops, British Columbia

3 bedroom half duplex plus a self-contained bachelor suite, located close to bus, walking/biking trail and beaches! Whether you're a first-time home buyer looking to offset your mortgage or an investor seeking a solid rental property, this home checks all the boxes! Upstairs has bright living space, freshly painted and 2 bedrooms. 3rd bedroom is on the lower level and would make a perfect office. Also the lower level has cute and cozy separate-entry bachelor suite offering great potential as a mortgage helper or income-generating rental. New hot water tank Aug 2025, updated furnace, and newer windows, and brand new roof coming mid to late October! Upper deck overlooks backyard, getting replaced now. Fenced yard, shed. No strata fees and flexibility of ownership make this property an excellent long-term investment. Don't miss your chance to get into the market with this affordable and versatile property. Quick possession possible â€” book your showing today! (id:6289)

Built in 1976

## Essential Information

Listing #	10364034
Price	\$469,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,450



Acres	0.07
Year Built	1976
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	149 Fort Avenue
Subdivision	North Kamloops
City	Kamloops
Province	British Columbia
Postal Code	V2B1H2

### Amenities

Parking Spaces	3
Parking	Carport
# of Garages	1

### Interior

Appliances	Range, Refrigerator
Heating	Forced air, See remarks
# of Stories	2

### Exterior

Exterior	Stucco
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
--------	---------

### Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 3:31pm MDT