

# \$649,000 - 640 | 642 Courtenay Crescent Crescent, Kamloops

MLS® #10365084

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Single Family on 0.14 Acres

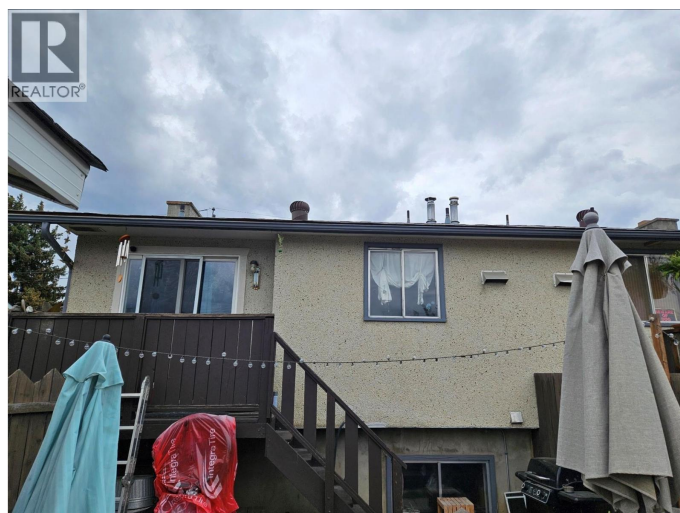
North Kamloops, Kamloops, British Columbia

This full side-by-side duplex sits on a 5,946 square foot lot in a well-established neighbourhood. Each unit offers a practical two-level layout with three bedrooms and a full bathroom on the lower floor. The main level features a bright living room, spacious kitchen and dining area, and a convenient two-piece bathroom. The 642 side includes a detached garage, adding extra utility and value. Both units are fully tenanted with long-term renters in place, making this a true turnkey investment. Each side provides approximately 1,120 square feet of finished living space, and both are on a single title for added flexibility in the future. Courtenay Crescent is close to schools, recreation, shopping, and transit. The North Shore continues to experience steady growth and revitalization, which supports the long-term potential of this property. Please allow at least 24 hours notice for showings. (id:6289)

Built in 1972

## Essential Information

Listings #	10365084
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1



Square Footage	1,120
Acres	0.14
Year Built	1972
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	640   642 Courtenay Crescent Crescent
Subdivision	North Kamloops
City	Kamloops
Province	British Columbia
Postal Code	V2B1Z6

### Amenities

Parking Spaces	4
Parking	Additional Parking, Detached Garage
# of Garages	1

### Interior

Appliances	Refrigerator, Range - Electric, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	2

### Exterior

Exterior	Cedar Siding, Stucco
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	RE/MAX Real Estate (Kamloops)
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Listing information last updated on October 13th, 2025 at 11:01pm MDT