

**551 Linden Ave |** 574,900







## 551 Linden Ave

Investor alert, prime 3 bedroom home in North Kamloops location and RT1 zoning for future expansion? 2 bedrooms on the main, 1 bedroom suite on lower level with separate entrance. 4 piece bathroom up, 3 piece bathroom down. Stairway from kitchen to lower level. House has seen significant interior renovations. Kitchen and living room was professionally opened up. Kitchen and living room are a showpiece! Features H.E. furnace and heat pump. 100 Amp service. Shared Laundry. Quiet street, close to shopping and transportation. Great alley access to backyard for future carriage house. Lots of potential. Upper is rented at 1200pm Lower at 800pm. City GIS maps indicate this proper IS NOT in either 20 or 200 year floodplain

## **MEASUREMENTS**

Bedroom	10'11" ×	Laundry	17'2" × 11'0"
	10'11"	Living	13'6" × 12'3"
Bedroom	8'9" × 11'4"	Living	11'10" ×
Bedroom	12'0" × 6'9"		13'11"
Kitchen	11'6" × 9'1"	Storage	6'1" × 13'0"

18'11" × 13'8"





Kitchen

## **MURRAY BROWN**

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