

**454 Linden Avenue**  
Kamloops, BC V2C 5R9

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10363567**



**\$539,000**

**5 Bedrooms | 4 Bathrooms | 2,088 Sqft**

THIS PROPERTY HAS NOW BEEN SOLD. This unique non-conforming fourplex presents a rare opportunity for both investors and first-time buyers seeking flexibility and value. Comprising three self-contained one-bedroom suites and a larger two-bedroom suite, the property balances strong rental potential with the option of owner occupation. The three one-bedroom units are currently rented, ensuring steady income, while the two-bedroom suite has been thoughtfully updated and is ready for immediate occupancy or new tenancy. Each residence includes a private bathroom, in unit laundry, electric baseboard heating, and a small defined outdoor space, with a newly installed chain-link fence providing individual yard areas. To the rear, generous off-street parking is accessed via an alleyway, adding further practicality. While some elements of the building would benefit from refurbishment, including the roof, the fundamentals are in place for a rewarding long-term investment. Each unit has its own electrical meter. Located on Linden Avenue, directly opposite Berean Baptist Church, the property sits within a well-established residential setting. The location offers easy access to everyday conveniences, including local shops, cafes, and essential services. All measurements are approximate and are to be verified if important to a buyer. (id:42016)



**C21 Assurance Realty**  
Phone: (250) 869-0101

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Office: (250) 869-0101

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