



## 391 TUXFORD DRIVE Kamloops BC

\$569,900

Upper Sahali basement entry home with numerous updates, suite potential and located in a cul-de-sac. Updates include: laminate flooring on the main floor, paint, carpet, bathrooms with stone counters, kitchen, stainless appliances, furnace, central a/c unit and roof. Main floor features a formal dinrm & lvgrm w/vaulted ceilings & plenty of windows. Kitchen has been updated w/SS appliances & white cabinetry. Family room has a gas f/p & leads onto lrg patio. Master suite has plenty of closet space & 3pc ensuite with some updates. The guest bedrms are good sized & there is an additional 4pc bath. Bsmt has an addition bedrm, 3pc bath & a laundry room it would be perfect for an inlaw suite as it has a separate entry. Other features include a fenced yard w/irrigation, 2 storage sheds, additional covered deck that is ground level, lots of garden space & very private flat yard. There is a 2 car garage & room to expand the driveway a bit to accommodate a RV. Day before notice for showings.

3pc Bathroom  
 4pc Bathroom  
 3pc Ensuite  
 Kitchen 12x12  
 Living 15x15  
 Dining 9x12  
 Family Room 15x22  
 Family Room 11x17

Mast BR 12x13  
 Bedroom 10x13  
 Bedroom 10x10  
 Bedroom 9x10  
 Entrance 8x7  
 Storage 4x13  
 Laundry 10x11  
 Den 9x13



**KIRSTEN MASON\***

C21 DESERT HILLS RLTY.(N'10)LTD

Phone: (250) 377-3279  
 kmason@kadrea.com  
<http://www.EnjoyKamloops.com>



**Royal**

**LePage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250-374-3022  
 cyndi@kadrea.com