



# 1133 13TH Street Kamloops British Columbia

\$744,900

Centrally located in Brocklehurst, this versatile four bedroom, four bathroom four-level split home offers a functional layout perfect for multi-generational living or a mortgage helper. Stepping in the front door of this home you'll find an open concept living & formal dining area that leads to a bright kitchen and breakfast nook overlooking the backyard. Upstairs, the hall is brightly lit by skylight, providing access to three bedrooms plus full bathroom. The primary bedroom offers full size closet, a linen closet and 3 piece ensuite. Just a few steps down from the main floor, the first lower level features a spacious rec room, storage closet, 3 piece bathroom and access to the double car garage. The final lower level provides access to the shared laundry, basement suite, and to the furnace & HWT room. The 1 bedroom inlaw suite has separate access from outside with a private fenced entry that leads into the space. The fully fenced backyard offers a flat, usable space with a garden and large, wood framed shed. With a layout that supports many different lifestyles and the benefit of quick possession, this home is worth a look. (id:6769)

Bedroom 9'5" x 12'9"

Bedroom 9'2" x 12'10"

Primary Bedroom 13'6" x 12'11"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Family room 18'10" x 15'11"

3pc Bathroom Measurements not available

Kitchen 13'2" x 10'2"

Laundry room 4'8" x 7'1"

Bedroom 9'4" x 9'5"

Living room 13'2" x 17'0"

3pc Bathroom Measurements not available

Dining nook 5'9" x 9'8"

Living room 12'8" x 9'8"

Dining room 12'8" x 13'9"

Living room 12'11" x 13'8"

Foyer 5'6" x 10'10"

Listing Presented By:



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