



1237 Highridge Drive Kamloops British Columbia

\$589,000

Barnhartvale, where there's room to grow, space to make your mark, and a little piece of the valley to call your own! Lovingly held by the same family for 30 years, this solid rancher with a walk-out basement is ready for its next chapter -- and the next family to make it their own. Set on a generous 0.32-acre lot, this home offers a great foundation, with a newer roof (7 years old), updated plumbing, a new hot water tank, and a new main-floor bathroom. The basement bathroom also features a new tub surround. Two wood-burning fireplaces bring warmth and character to the home, creating inviting spaces to gather on chilly evenings and enjoy the simple comforts of home. The single garage was converted from a carport, and there's additional driveway parking. Garden boxes are ready for your green thumb, while the natural surroundings offer the peaceful, rural feel that makes Barnhartvale so special. The walk-out basement offers plenty of space and possibilities. Create a spacious rec room, add more bedrooms, keep a flexible living area, or design the hobby room you've always wanted. Just a short walk to RLC Elementary School, this is an opportunity to put down roots, build equity, and create a home that reflects your style and vision. Solid bones, a beautiful setting, and plenty of potential -- bring your ideas and make it yours! (id:6769)

4pc Bathroom 9'4" x 7'7"

Laundry room 13'9" x 5'7"

Playroom 21'5" x 10'1"

Recreation room 21'5" x 11'1"

Bedroom 13'3" x 11'1"

Living room 19'9" x 20'10"

Dining room 9'4" x 6'3"

Bedroom 9'2" x 10'

Primary Bedroom 11'8" x 10'

4pc Bathroom 8' x 4'11"

Dining nook 8'4" x 8'9"

Kitchen 10'6" x 13'9"

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