



1252 Kenora Road Kamloops British Columbia

\$619,900

Charming Family Home on Quiet Cul-de-Sac Near McArthur Park - Welcome to this bright and inviting 3-bedroom, 2-bathroom family home, perfectly nestled in a quiet cul-de-sac. This property offers the ultimate convenience, located just minutes from local shopping, transit, schools, and the beautiful McArthur Park. Step inside to a sun-drenched living room featuring a stunning wall of picture windows and a cozy stone fireplace feature wall, perfect for relaxing evenings. The unique, functional kitchen has abundant counter space, a bright eating area, and direct access to the backyard patio for seamless indoor-outdoor living. The lower level features a separate entry, offering extra living area for larger families. This floor includes a spacious recreation room, a full bathroom, and a large laundry/utility room. Outside, enjoy your private, fully fenced backyard oasis complete with a handy storage shed. The property also features a large carport and extensive paved RV parking on both sides of the home. Major big-ticket upgrades are already done, including a premium, lifetime metal roof (2025) and a reliable furnace (2016). All measurements are approximate and should be verified by the buyer if important. (id:6769)

Bedroom 10' x 10'	Recreation room 9'8" x 19'
Bedroom 9' x 10'5"	Dining nook 8'6" x 6'
Primary Bedroom 10'1" x 12'4"	Kitchen 9' x 13'
4pc Bathroom Measurements not available	Dining room 9'8" x 10'
3pc Bathroom Measurements not available	Living room 16' x 14'6"
Other 9'7" x 3'8"	Foyer 6' x 12'

Listing Presented By:

Originally Listed by:
eXp Realty (Kamloops)


LePage **Royal**

#4002 - 2271 Harvey Ave ,
Kelowna, BC,
Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.