



# 1253 HIGHRIDGE Drive Kamloops British Columbia

\$527,400

Enjoy breathtaking valley and mountain views from this 1/3-acre property in the highly desirable Barnhartvale community. This charming 3-bedroom, 2-bathroom rancher offers 2,096 sq. ft. of comfortable living space, perfect for families or those seeking a peaceful retreat. The main floor features a spacious kitchen and dining area, along with a bright living room that showcases stunning views. Two generously sized bedrooms and a fully updated bathroom complete this level, with the oversized primary bedroom easily convertible into a third bedroom. Downstairs, the fully finished basement offers even more space with a large family room, third bedroom, updated full bathroom, and storage room. Outdoor living is a dream with two expansive decks--a 720 sq. ft. main deck and a lower deck--both perfect for entertaining or simply enjoying the tranquil, fully fenced yard. Additional features include a 1-car carport, updated windows (Low E) for energy efficiency, 2018 hot water tank & 2-year-old roof. Convenient location--just a short walk to RLC Elementary, gas/convenience store, transit, and more! Vacant and easy to show - quick possession possible. Don't miss this incredible opportunity to own a home with space, views, and modern updates! (id:6769)

Foyer 5'7" x 5'0"

Storage 10'2" x 11'4"

Laundry room 12'4" x 17'0"

Recreation room 12'9" x 26'0"

Bedroom 9'6" x 11'0"

3pc Bathroom Measurements not available

Kitchen 11' x 9'

Bedroom 12'0" x 12'0"

Primary Bedroom 18'0" x 12'0"

Dining room 7'9" x 12'0"

Living room 15'4" x 16'2"

4pc Bathroom Measurements not available

Listing Presented By:



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<http://www.team110.com/>



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