



1285 Belair Drive Kamloops British Columbia

\$595,000

There is so much opportunity with this home! Enjoy views over the valley from the wall of windows in the living room, plus views out to the private back yard from the patio doors in the adjacent dining room. The kitchen has been opened up, offering plenty of cupboard space, a door to the back patio and the perfect corner for a breakfast nook or coffee station. This family home offers a large master bedroom with 2 closets & an extra storage cupboard for linen's or storage. The second bedroom is currently used as a home office and features sliding doors leading to the back yard making it lovely and bright. The main entrance landing has the added bonus of a coat closet + opening transom style windows located above the door for maximum air flow. Downstairs you'll find a large family room with a 2nd wood burning fireplace, 2 generous bedrooms, 3 pce bath & central laundry room. Direct access from the carport leads into a well laid out practical storage area, making it an ideal second entrance. The private back yard is HUGE, completely fenced & brimming with possibilities! Enjoy as is from the deck & patio area, wind your way up the hill on the paths, and start making plans. There's plenty of space to make terraced garden beds for your vege's or flowers, to build an upper lawn or patio to enjoy the view & a separate fenced in area at the top of the lot. located on quiet Belair Drive, a short walk to RLC elementary & bus stops for both Highschool and the city bus. (id:6769)

Storage 11'6" x 2'9"

3pc Bathroom Measurements not available

Utility room 17'2" x 13'8"

Laundry room 7'1" x 10'2"

Bedroom 11'4" x 10'1"

Bedroom 19'0" x 9'10"

Recreation room 15'1" x 20'2"

Foyer 7'0" x 13'5"

Dining room 9'6" x 10'6"

4pc Bathroom Measurements not available

Bedroom 9'7" x 11'1"

Primary Bedroom 16'7" x 9'10"

Living room 15'1" x 20'2"

Kitchen 14'8" x 10'6"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

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



Royal

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