



1399 LAMAR Drive Kamloops British Columbia

\$998,000

Beautifully updated 5-bedroom, 3-bathroom family home situated on a fully fenced 0.55 acre flat lot, offering exceptional space, privacy, and an impressive detached shop. The bright main floor features a modern open-concept layout with an updated kitchen showcasing stone countertops, oversized island, gold fixtures including a pot filler, & upgraded appliances. The kitchen flows seamlessly into the dining & living areas and provides direct access to the back deck & patio (gas bbq hook up & hot tub wiring), perfect for entertaining. The main level also includes 3 bedrooms, including a spacious primary bedroom with 2pc ensuite, plus a full main bathroom and storage. Updated flooring, paint, and fixtures throughout create a fresh, contemporary feel. The lower level offers excellent flexibility with 2 additional bedrooms, a large family room, bathroom, laundry area, storage space, & mud room with access to both the attached garage & backyard. Outside, the property is a standout. The detached 812sqft shop is fully insulated, drywalled, heated, & equipped with 100-amp service, 12-foot ceilings, a 10' x 20' overhead door, & built-in air compressor lines--ideal for hobbyists/mechanics. A separate 15' x 24' shed provides additional storage. Major exterior updates include newer windows, roof, and siding, offering peace of mind for years to come. A rare combination of updated living space, substantial parking and workspace, & a large usable lot--all in a desirable Kamloops location.

(id:6769)

- Laundry room 10' x 7'
- Storage 20'0" x 10'0"
- Mud room 13'0" x 9'0"
- Bedroom 11'0" x 11'0"
- Recreation room 19'0" x 13'4"

- Bedroom 10'10" x 12'2"
- Primary Bedroom 12'0" x 12'0"
- Bedroom 11'0" x 9'0"
- Living room 20'0" x 18'0"
- Dining room 11'0" x 10'0"

Bedroom 11'0" x 10'0"

Kitchen 15'0" x 11'0"

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

4pc Bathroom Measurements not available
 2pc Ensuite bath Measurements not available
 4pc Bathroom Measurements not available
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