



1195 14th Street 14 Kamloops British Columbia

\$499,900

Well maintained rancher-style home offering a functional layout, generous storage, and low-maintenance living in a friendly community. . The spacious foyer leads into the kitchen, which includes all appliances and space for a small eating nook. The adjoining dining and living areas provide access to a covered patio, providing outdoor living space. A bedroom off the entry makes an excellent office, den, or craft room. Main floor laundry includes stacking washer and dryer along with a 3-piece bathroom featuring an updated, tiled walk-in shower. The primary bedroom is spacious and offers a barn door separating the closet area and the 4-piece ensuite. Basement access is available by a built-in lift, which the seller is including, along with the basement fridge and freezer. Downstairs also features a craft room or potential guest bedroom plus a large workshop/storage area. Affordable strata fees of only \$155/month and pets allowed. While the home could benefit from some fresh paint, many important improvements have already been completed, including replacement of the Poly B plumbing, furnace (November 2022), and hot water tank (September 2025). Residents can also enjoy access to a hospitality room for larger gatherings and entertaining. Quick possession possible. (id:6769)

- Workshop 13'0" x 24'0"
- 2pc Bathroom Measurements not available
- Den 15'6" x 9'0"
- Hobby room 11'0" x 9'0"
- 4pc Ensuite bath Measurements not available
- Primary Bedroom 12'0" x 14'0"
- 3pc Bathroom Measurements not available
- Bedroom 12'0" x 9'0"
- Living room 14'0" x 12'0"
- Dining room 10'0" x 11'0"
- Kitchen 11'6" x 12'6"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

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



Royal

LePage

#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.