

200 GRAND Boulevard 150 Kamloops British Columbia

$879,900

Set in Valleyview's sought after Orchard Walk neighbourhood, this well appointed home offers 6 bedrooms, 3 bathrooms and a functional layout across two fully finished levels. The main floor brings the kitchen, dining and living areas together, with a large island, upgraded appliances, fireplace and plenty of natural light. The dining area provides access to the covered patio, extended by the builder and fully fenced backyard. The gas BBQ outlet has also been adapted for a 6 burner Weber. There are 3 bedrooms on the main floor, including one currently set up as a designated office and a spacious primary bedroom with walk in closet, vinyl plank flooring and heated 3pc ensuite. A 4pc main bathroom and convenient laundry located off the double garage round out this level. The electrical panel is wired for a 40 amp EV charger. The finished basement provides plenty of additional space with 3 more bedrooms, a large rec room with wet bar, 4pc bathroom and spacious utility room with laundry sink and dog wash station. You'll also appreciate the central vacuum, Gem architectural lighting and professionally installed security system with cameras, window break sensors, smoke detectors and doorbell alarm. With 6 bedrooms, generous living space and thoughtful upgrades throughout, this home checks a lot of boxes for buyers looking for room to grow in a great Valleyview neighbourhood. (id:6769)

Utility room 22'4" x 9'3"
Bedroom 14'10" x 11'7"
4pc Bathroom Measurements not available
Bedroom 9'4" x 13'1"
Bedroom 13'8" x 12'4"
Recreation room 23'7" x 22'4"
Laundry room 9'11" x 5'8"
Bedroom 9'5" x 9'3"
Dining room 11'6" x 8'11"
Kitchen 9'9" x 13'4"
Living room 16'7" x 20'
3pc Ensuite bath Measurements not available
Primary Bedroom 12'6" x 16'5"
4pc Bathroom Measurements not available
Bedroom 10'11" x 10'5"
Foyer 6' x 19'11"

Listing Presented By:

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Century 21 Assurance Realty Ltd

ROYAL LEPAGE

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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