



1570 HAPPYVALE Place Kamloops British Columbia

\$674,900

Charming family home with a one-bedroom basement suite, tucked away on a quiet cul-de-sac in Brocklehurst! Offering just under 2,400 sq. ft. of living space, the bright main floor features an inviting living room, spacious adjoining dining area and an updated kitchen complete with stainless steel appliances, Corian countertops, tile backsplash and a convenient pantry. Step outside to the large covered deck--perfect for relaxing or entertaining. Three bedrooms are located on the main floor, along with an updated two-piece ensuite and four-piece main bathroom. Downstairs, the primary living area continues with a generous rec room and separate laundry. The spacious basement suite offers an open-concept kitchen, living and dining area, a three-piece bathroom, separate laundry and a large bedroom with a walk-in closet. Outside, the private pie-shaped lot provides plenty of room to enjoy, with ample additional parking, RV parking and access to a large workshop, storage shed and garden shed. A wonderful family home with excellent outdoor space and the added benefit of a mortgage helper! (id:6769)

Recreation room 11' x 16'

Laundry room 12' x 10'

Storage 6'6" x 6'10"

Laundry room 6'7" x 4'2"

Bedroom 12'9" x 11'0"

Kitchen 11' x 11'

Living room 10'10" x 7'10"

3pc Bathroom Measurements not available

Bedroom 10'0" x 10'0"

Bedroom 11'0" x 10'0"

Primary Bedroom 13'0" x 11'0"

Kitchen 12'0" x 11'0"

Dining room 10'0" x 11'0"

Living room 15'0" x 13'0"

4pc Bathroom Measurements not available

2pc Ensuite bath Measurements not available

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