



## 1574 Griffin Terrace Kamloops British Columbia

\$579,900

Welcome to 1574 Griffin Terrace - offered for sale for just the 2nd time in almost 50 years! Well-kept, tastefully updated, and located in Bachelor Heights - providing an affordable turn-key home, in a quiet neighborhood, just steps away from incredible walking/hiking/biking trails, with stunning views of all of Kamloops, while being 10 minutes to downtown and 15 minutes to Thompson Rivers University. The main level features a spacious foyer, a 4pc bathroom, 3 bedrooms - 1 of which is the primary bedroom with a walk-in closet!. The upper level is bright with views from every window, boasting a spacious updated kitchen with SS appliances, a dining area, a large living room with access to a huge deck overlooking the city and river! The lower level is a bright walkout basement with direct access to the backyard and features a large rec room or family room with gas fireplace, a large storage / laundry / utility room, and is roughed-in / ready for a 2nd bathroom! The home has had many updates in recent years including new furnace (2023), flooring, paint & trim, lighting, appliances, kitchen, soffit, and more! Other features include oversized carport, central a/c, 2 storage sheds, and a great back yard with the back portion of the yard being tiered - providing the perfect space for a garden and or fruit trees! Whether you're a first time Buyer, downsizing, or an investor - this one is worth taking a look at! (id:6769)

Dining room 13'0" x 7'0"

Living room 21'0" x 12'9"

Kitchen 13'0" x 10'2"

Utility room 6'0" x 7'0"

Storage 14'7" x 7'9"

Recreation room 19'6" x 12'9"

Other 8'0" x 5'6"

Foyer 15'4" x 7'0"

Bedroom 13'5" x 9'0"

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Primary Bedroom 10'4" x 13'0"

4pc Bathroom Measurements not available

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