



## 200 Grand Boulevard 159 Kamloops British Columbia

\$799,900

This detached, 2-bedroom main floor entry rancher with a basement offers the perfect combination of charm and functionality. As you come to the front door, there is a cozy porch that welcomes you. The bright, open main floor features a stunning shiplap fireplace, seamlessly connecting to the modern kitchen with a large island, quartz countertops, tile backsplash, and an attached dining area that leads to the back patio and fenced, grassed yard, perfect for outdoor entertaining. The primary bedroom boasts a walk-in closet, a luxurious 4-piece ensuite, and French doors that open onto a small patio with direct access to the yard, creating a private outdoor retreat. A second bedroom and a laundry room complete the main floor. The unfinished basement provides endless potential for customization, allowing a family to create their ideal space. Sitting on a corner lot, this home includes a 2-car garage and 2-car driveway, ensuring plenty of parking. Conveniently located near coffee shops, shopping, dining, and just minutes away from scenic recreation trails, this property is an excellent opportunity to enjoy modern living in a prime location. All measurements approx. (id:6769)

Foyer 4'0" x 7'0"

Laundry room 9'0" x 6'0"

Bedroom 10'0" x 10'0"

Primary Bedroom 11'6" x 12'0"

Living room 19'0" x 13'0"

Dining room 12'5" x 9'5"

Kitchen 12'5" x 9'5"

4pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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