



1670 Happyvale Avenue Kamloops British Columbia

\$774,900

A well-kept 3 bedroom plus den home in Brock with approximately 2,602 sq. ft. of living space and a backyard built for summer. The main floor opens into a bright kitchen with generous cupboard space and a window over the sink, flowing into a practical dining area with direct patio access. The living room is large and anchored by a gas fireplace. Two bedrooms and a 4-piece bathroom complete this level. Downstairs you'll find a third bedroom, a den, and a spacious, bright rec room that walks out to the backyard -- flexible space for family, guests, or a home office. Laundry is set up on both levels, a small detail that makes daily life noticeably easier. The backyard is the standout. A ""piano shaped"" inground pool with diving board sits alongside plenty of patio space for barbecues and summer entertaining, plus a garden area and room to spare for kids and pets. Brock is one of Kamloops' established North Shore neighbourhoods -- mature, walkable, and close to schools, shopping, and river access. (id:6769)

Other 9' x 9'

Recreation room 23' x 17'4"

Den 12' x 9'

Laundry room 8' x 6'

Primary Bedroom 17'4" x 12'

4pc Bathroom Measurements not available

Bedroom 11'6" x 11'

Bedroom 11' x 9'

5pc Bathroom Measurements not available

Dining room 10' x 8'

Kitchen 12' x 9'

Living room 21' x 13'

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



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.