



# 1835 WESTSYDE Road Kamloops British Columbia

**\$574,900**

Welcome to 1835 Westsyde Road found at the end of a frontage road with no through traffic, good parking and inlaw suite potential. This cathedral entry home has a large living room with wood burning fireplace, dining room that is open to the living room and kitchen plus a bonus sun room just off the kitchen. There are 2 bedrooms on the main floor and 4 piece bathroom with amazing retro vibes. Downstairs has an additional 2 bedrooms, 3 piece bathroom and large rec room awaiting your ideas. Off the rec room you will find a hobby room and cold storage to finish off the space. The basement features a separate entry for future suite potential. The large private backyard has a patio space, and a large garden shed. Updated furnace and meticulously kept home. Steps to Westmount elementary school, transportation and minutes to local amenities. Don't pass up this home - just because the address is on Westsyde Rd, the access to this home is easy and not a busy spot! (id:6769)

Other 4'7" x 7'

Utility room 17'2" x 9'2"

Bedroom 13'7" x 12'5"

Hobby room 9'5" x 9'2"

Recreation room 21'8" x 14'2"

Bedroom 10'2" x 9'2"

3pc Bathroom 7'11" x 5'8"

Foyer 6'5" x 3'10"

Office 7'9" x 10'

Bedroom 9' x 14'2"

Primary Bedroom 12'5" x 10'7"

Kitchen 10'2" x 10'1"

Dining room 10'7" x 10'5"

Living room 25' x 13'3"

4pc Bathroom 7'11" x 8'2"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://www.enjoykamloops.com/kirstenmasonreviewstestimonials.html>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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