



# 1896 QU'APPELLE Boulevard Kamloops British Columbia

\$1,139,900

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

Set in Juniper West, this 6 bedroom, 3 bathroom home offers a flexible layout, 2 bedroom legal suite and outdoor space in one of Kamloops' most desirable neighbourhoods. The grade level entry features an expansive foyer with vaulted ceilings, access to the double garage and an additional bedroom adding versatility. Upstairs, high ceilings and large windows help create a bright and welcoming main living area. The kitchen is designed for everyday function with stone countertops, stainless steel appliances, a large island and plenty of storage, while the dining room provides direct access to the covered deck for indoor outdoor living. Three bedrooms complete the level, including a generous primary suite with a walk in closet and 4pc ensuite featuring dual sinks, along with a full 4pc bath and separate laundry for added convenience. The legal 2 bedroom suite is self contained with its own private entrance, separate laundry, 4pc bath and access to the covered patio and backyard. A practical and flexible space suited to extended family, multigenerational living or additional income potential. Outside, the yard is level, fully fenced and finished with mature landscaping and underground irrigation. Central A/C, a double garage, additional open parking, central vac and a new HWT in 2025 add to the home's everyday comfort and convenience. Walking distance to Juniper West park, trails, transit and recreation this is a well appointed home in one of Juniper Ridge's most desirable pockets. (id:6769)



Royal

LePage

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Laundry room 5'5" x 3'8"

Bedroom 13'4" x 12'10"

Utility room 8' x 7'5"

Dining room 11'1" x 11'11"

Bedroom 11'3" x 9'2"

Kitchen 11'1" x 12'3"

Foyer 17'9" x 15'9"

Living room 13'3" x 18'5"

4pc Ensuite bath Measurements not available

Full bathroom Measurements not available

Primary Bedroom 14'9" x 19'4"

Bedroom 11'1" x 9'7"

Laundry room 10'7" x 5'4"

Bedroom 14'0" x 11'10"

4pc Bathroom Measurements not available

Kitchen 11'1" x 12'3"

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Bedroom 9'11" x 11'5"

Living room 13'3" x 14'1"