



1937 SKEENA Drive Kamloops British Columbia

\$1,099,900

Tucked away on a quiet, private laneway, this custom-built rancher with walk out basement offers a perfect balance of family living, modern updates, and steady rental income. This home underwent a beautiful renovation in 2023 creating the perfect layout for families, with three bedrooms on one floor. The bright, open living space is finished with hardwood floors and a contemporary gas fireplace. The kitchen is designed for anyone who loves to cook or bake, centering around a massive island topped with waterfall quartz counters. It comes fully equipped with a gas cooktop, double wall ovens, stainless steel appliances, a dedicated pantry, and a built-in wine fridge. Off the dining room, doors open to an expansive deck with glass railing to enjoy the views. There is also a gas hookup for your BBQ and stairs tucked around the side of the home that lead to the yard. Coming in from the garage, is a highly functional mudroom and a half bath for guests. The large primary bedroom serves as a quiet retreat, featuring a 3pc ensuite and garden doors out to a private deck. The lower walk-out level features a large 4th bedroom complete with gas fireplace and a spacious laundry room with extra storage for the main house. Also downstairs is a one-bedroom in-law suite that features durable laminate flooring, its own private entrance, and a full set of appliances new as of 2023. It is currently occupied by excellent tenants who would love to stay, offering immediate, reliable rental income. Every major system in the home has been recently updated for peace of mind. The furnace and hot water tank were replaced in 2021, and central a/c in 2022. Outside, the fully fenced backyard and dedicated dog run were newly installed in 2025, while underground sprinklers keep both the lawn and the garden beds healthy and green with minimal effort. This one is a must see! (id:6769)

Storage 6'0" x 6'0"

Bedroom 18'6" x 13'6"

Laundry room 12'3" x 7'4"

Foyer

Kitchen 20'0" x 17'0"

4pc Bathroom

3pc Ensuite bath

2pc Bathroom

Listing Presented By:



Originally Listed by:

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Bedroom 9'7" x 9'3"	Dining room 7' x 13'
Mud room 9' x 7'	Living room 11'0" x 13'
Primary Bedroom 18'0" x 13'0"	Bedroom 13'0" x 12'5"
Bedroom 13'0" x 9'1"	Kitchen 7' x 13'0"
Living room 13'0" x 12'0"	Full bathroom Measurements not available
Dining room 13'0" x 9'0"	