



# 2015 PRATT Road Kamloops British Columbia

\$1,129,900

Your dream acreage in city limits. This incredible 5-acre oasis is within Kamloops boundaries and is even on city water. Step inside the updated home and you'll be impressed with the open concept living/kitchen dining area with beautifully updated kitchen featuring gas range, farmhouse sink, and a large island. The kitchen flows through to the living room which has tons of natural light and room for entertaining. Off the dining area is a large deck that spans the length of the house and is the perfect place to enjoy a warm summer's day. Down the hall are 3 bedrooms including the primary bedroom with 2pc ensuite. There is also a 5pc main bathroom with double vanity which has been nicely updated. Downstairs the main house retains a large rec room space for games, TV, or entertaining. The remaining basement suite has a 2-bedroom inlaw suite. The suite has a separate entrance into the shared laundry room which then has an additional door into the suite. It is bright and spacious with 2 bedrooms and a 4pc bathroom. Outside an impressive detached shop with upgraded lighting and 60amp subpanel has space for all your toys. There are also additional outbuildings including a powered tack room with 40 amp service, multiple sheds, & larger hay shed. Fully fenced with large pasture for horses & fully fenced garden area to keep the deer out. Upgrades and updates include substantial renos in 2022, septic system upgrades, upgraded insulation, 200 amp service, & more. Book your showing today! (id:6769)

Laundry room 12'10" x 6'10"  
Foyer 6'3" x 4'9"  
Dining nook 9'2" x 3'10"  
Living room 13'5" x 17'7"  
Foyer 6'4" x 3'8"

2pc Ensuite bath 4'11" x 5'10"  
Primary Bedroom 10'11" x 14'8"  
Bedroom 9'10" x 10'2"  
Bedroom 10'5" x 10'3"  
Bedroom 11'3" x 12'11"

Dining room 9'6" x 12'3"  
Living room 14'5" x 17'  
Kitchen 10'0" x 10'4"  
5pc Bathroom 11'9" x 5'2"

Bedroom 8'9" x 10'5"  
Full bathroom 6'11" x 5'4"  
Kitchen 10'0" x 10'4"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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



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