



2045 Valleyview Drive Kamloops British Columbia

\$944,900

Listing Presented By:



Originally Listed by:
Oakwyn Realty Ltd

Rare 6-bedroom family home on a private .55 acre lot, offering space, flexibility, and income potential all in one package. This beautiful home sits walking distance to both elementary and secondary schools. The main living area of the home offers 5 bedrooms, 2 living rooms & a large bright kitchen. Enjoy stainless steel appliances, 2 pantrys and an abundant amount of storage, while the primary bedroom enjoys its own ensuite and private deck access. Major systems have all been recently updated: Furnace (Nov 2015) with Ecobee smart thermostat and 9 remote sensors, roof (2016), hot water tank (Dec 2023), A/C (2024), and 100 amp electrical with an EV charger (2026). Downstairs you'll find a fully self-contained suite with 1 bedroom plus an office/den area. It features its own full kitchen and separate laundry, currently generating \$1,800/month, a genuine mortgage helper. Outside enjoy your Arctic Spa salt water hot tub, a fully insulated detached workshop (11x36), fenced yard with tiered useable space and a garden. As a major bonus, the property has underground irrigation throughout, including the front cedars, vehicle backyard access, a covered carport area, and ample RV and additional parking. A rare combination of space, income, and location -- this one truly checks every box. Buyer to verify all measurements if deemed important. Contact listing agent today for a full feature sheet & to book your private viewing! (id:6769)



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

Den 6' x 6'

Bedroom 15'11" x 11'8"

Living room 17'9" x 14'2"

Dining room 10'9" x 10'7"

Bedroom 10'5" x 12'8"

Bedroom 9'4" x 8'8"

4pc Bathroom

3pc Ensuite bath

Kitchen 20'10" x 14'2"

Primary Bedroom 14'7" x 12'8"

Bedroom 8'3" x 14'11"

Family room 11'8" x 12'

Kitchen 20' x 9'

Living room 11' x 12'

Full bathroom

Bedroom 12'0" x 10'

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