



219 ST PAUL Street Kamloops British Columbia

\$975,000

Elegance, character & modern comfort—just minutes from downtown. This exceptional West Kamloops heritage home offers the timeless beauty professionals appreciate, thoughtfully enhanced with the updates today's lifestyle demands. Enjoy an amazing north river valley view from the inviting front sunroom, with downtown, TRU and RIH all close at hand. A welcoming foyer with French doors opens to the stately Great Room, featuring a built-in library, gas fireplace and rich original-style woodwork. The formal dining room sets the stage for effortless entertaining. The modern island kitchen combines Corian counters, oak cabinetry and abundant pantry storage, opening to a bright breakfast room with built-in bay window seating. Updated appliances include a gas range, refrigerator, microwave and dishwasher. Step outside to a private, terraced south-facing yard with updated retaining walls, patio, underground sprinklers, central air and convenient back-lane access. The upper level offers 3 generous bedrooms and a spacious 5-piece bath. The daylight basement adds a comfortable rec room, 3-piece bath, laundry, workshop and excellent storage. Numerous recent updates—including electrical, roof, furnace, hot water tank and windows—all provide peace of mind while preserving the home's distinctive heritage character. A rare opportunity to own a sophisticated, move-in-ready heritage home in one of West Kamloops' most desirable locations. (id:6769)

Primary Bedroom 14' x 14'

Bedroom 13'4" x 10'6"

Bedroom 13'6" x 14'5"

5pc Bathroom Measurements not available

Workshop 21'7" x 13'

Laundry room 12' x 7'

3pc Bathroom Measurements not available

Recreation room 23'7" x 13'3"

Dining nook 9'3" x 10'2"

Kitchen 13'2" x 15'6"

Dining room 13' x 13'

Living room 14' x 23'

Foyer 13' x 8'

Sunroom 20' x 7'10"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

<http://lindaturnerprec@gmail.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTOR So and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.