



## 2195 Parkcrest Avenue Kamloops British Columbia

\$674,900

Welcome to the neighbourhood! This 1987 build in Brocklehurst is situated directly across from the new Parkcrest Elementary and day care. Whether your kids are already attending or you're hoping to get into the catchment, here is your opportunity! This split-level home offers a nice entrance way with a large closet & room for the whole family to enter. The main floor opens up to a big kitchen w/ real wood cabinets, plenty of counterspace, & a gas range built into the island. The main living room showcases an ornamental fireplace, lots of light, & plenty of space for the family to be together. Upstairs you'll find the master bed complete w/ a 2-piece ensuite, 2 additional beds & a full bath. The lower level of the home has backyard access, a mud room, additional family room, laundry room, and 3rd bath off the laundry, complete with a shower. Downstairs opens into a wide space that could be used as a 4th bedroom, as well as a large storage room + furnace room with even more storage. Because of the backyard access, the entire lower level could likely be converted into a suite, potentially offering a 2nd income! The backyard has a sitting area with plenty of yard for the kids to play, as well a RV parking off the side of the home. Finally, the 12 x 22 garage is heated and has an upgraded 200amp panel. Note: the majority of school pick-up is done around the back of the school, if traffic is a concern for the Buyer. Find yourself home at 2195 Parkcrest this spring! (id:6769)

Workshop 11'9" x 21'9"

Bedroom 9'6" x 8'7"

Bedroom 9'2" x 8'7"

3pc Bathroom 5'10" x 7'9"

2pc Bathroom 7'3" x 5'9"

Mud room 5'5" x 9'6"

3pc Bathroom 4'7" x 8'7"

Laundry room 7'9" x 8'7"

Family room 15'10" x 12'10"

Foyer 8'10" x 5'9"

Dining room 8'10" x 9'10"

Kitchen 13'5" x 9'10"

Living room 13'8" x 8'7"

Storage 11'8" x 8'7"

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