



# 2225 BARAARA Avenue Kamloops British Columbia

\$885,000

Listing Presented By:



Originally Listed by:

One Percent Realty Ltd. (Kam)

Welcome to your own private riverfront retreat. This custom-designed 4-bedroom home is perfectly situated on a quiet cul-de-sac, offering both tranquility and convenience. Set on nearly half an acre (74' x 262'), the property combines stunning natural surroundings with the comforts of modern living. The spacious main level is thoughtfully designed with the primary bedroom, kitchen, and living room all on the ground floor, allowing seamless access to the backyard and pool area. Large windows showcase the beautiful river views while filling the home with natural light. The kitchen is the heart of the home, with ample space for cooking and entertaining, flowing easily into the living and dining areas. Upstairs, you'll find additional bedrooms, including one with a private balcony overlooking the 20x40 in-ground pool--perfect for morning coffee or relaxing evenings. The outdoor space is an entertainer's dream, featuring a large pool deck and plenty of room for gatherings in a private, fully fenced yard. Practical features add to the appeal: a circular driveway, double garage, abundant parking for guests, and a convenient RV sani dump. Whether you're hosting summer pool parties, enjoying peaceful riverfront mornings, or simply appreciating the privacy of your expansive lot, this property offers a lifestyle unlike any other. Practical features add to the appeal: a circular driveway, double garage, abundant parking for guests, and a convenient RV sani dump. Whether you're hosting summer pool parties, enjoying peaceful riverfront mornings, or simply appreciating the privacy of your expansive lot, this property offers a lifestyle unlike any other. (id:6769)



Royal

LePage

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Full bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room 20' x 7'

Bedroom 12' x 10'

Dining nook 14' x 13'

Bedroom 12' x 13'

Dining room 12' x 11'

Bedroom 12' x 9'

Primary Bedroom 14' x 12'

Foyer 16' x 12'

Living room 15' x 17'

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Kitchen 14' x 11'