



2249 SIFTON Lane Kamloops British Columbia

\$749,000

Families take note!!! If it's time to upgrade to more space this family layout with an amazing location is what you've been waiting for! The open Kitchen /Dinning room opens into the beautiful, private, large two tiered yard with ample deck space and newly added 10x8 covered Toja Gazebo. The updated kitchen has quartz counters, pocket lighting and a wall of windows! All the light you could ask for, along with an island for additional counter space and upgraded gas range. This leaves space on the electrical panel for upgrades like central A/C (which is plumbed and ready for install). You have a good sized 2 car garage, 2 front driveway spaces and a large space to park a trailer or small RV at the top of the lot. The Living room shows off the incredible view with huge picture windows to take it all in. Upstairs is your massive primary bedroom, with its own gas fireplace and view of the valley, as well as a second bedroom and bathroom. On the lower basement level you have access straight from the two car garage into a family/games room. Downstairs you also have a large rec/shop room for your ideas, a storage room and 5th bedroom. This home has been well loved and updated with a new furnace in 2023, fully fenced in 2024 along with a second retaining wall, new stairs to the front door, vinyl windows and exterior vinyl panels on rear and side of the house. Close to schools, Brand new recreational walking paths, parks and shopping down the hill. This home is waiting for you! (id:6769)

Bedroom 13'10" x 11'1"

Primary Bedroom 17'11" x 13'11"

4pc Bathroom Measurements not available

Utility room 12'7" x 6'7"

Storage 12'8" x 6'3"

Recreation room 22'4" x 12'8"

Family room 18'10" x 12'8"

Bedroom 12'8" x 13'2"

Bedroom 11'7" x 6'9"

Bedroom 11'9" x 11'11"

Dining room 13'6" x 12'8"

Living room 16'10" x 13'1"

Kitchen 13'6" x 10'11"

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate (Kamloops)

<http://yourkamloops.ca/>



Royal

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