



2298 Balfour Court Kamloops British Columbia

\$929,900

Excellent location in a quiet cul de sac within walking distance to Aberdeen Elementary School! Updated 3 bedroom & den (providing flexibility for an office or fourth bedroom) with 2.5 bathrooms. Whether you live to entertain or are all about peaceful relaxation, you will love this layout featuring oversized sliding glass doors that walk out to your patio with heated inground pool, directly off of the chef's kitchen featuring expansive quartz countertops, a stunning island, high end appliances including a Viking cooktop, wall oven, under cabinet lighting and handy beverage station with wine cooler & microwave. This generous, fully fenced pie shaped lot also offers a grass area for kids and pets to run and additional private concrete patio area, wired for a hot tub and backing onto greenspace. After a long day in the pool, retreat to the main floor living room with vaulted ceilings and a cozy gas fireplace or nestle into the den with a good book. Three bedrooms and two bathrooms are conveniently located on the upper level, the primary bedroom featuring two walk in closets and a full ensuite. Basement has a large rec room with windows, an additional gas fireplace and access to the crawl space with ample storage. Pool heater, pump, liner, filter and covers have all been replaced in recent years. Roof, front door, skylight and most windows replaced in 2018. Central A/C, large driveway and oversized two car garage! (id:6769)

Full ensuite bathroom Measurements not available 2pc Bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 11' x 10'8"

Bedroom 13'5" x 10'6"

Primary Bedroom 13'8" x 12'

Recreation room 20' x 13'6"

Living room 21' x 14'

Den 10'2" x 13'2"

Dining room 13'4" x 10'5"

Kitchen 15'4" x 12'2"

Listing Presented By:



Originally Listed by:

Royal LePage Kamloops Realty
(Seymour St)

<http://yourkamloopshome.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®, REALTORS® 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.