



233 MONMOUTH Drive Kamloops British Columbia

\$799,900

Welcome to this beautiful Upper Sahali home, offering 4 bedrooms, 2 bathrooms and over 2,500 sq. ft. of living space. Backing onto peaceful green space, this inviting residence offers a rare sense of privacy and connection to nature. The updated kitchen features extensive custom cabinetry, abundant storage, upgraded appliances, a stainless steel hood fan and natural gas BBQ, ideal for everyday living and entertaining. Hardwood and tile flooring flow throughout the main level, complemented by a striking sloped living room ceiling and custom rock gas fireplace that add warmth and character. The spacious primary bedroom connects to an updated main bathroom with a separate tub and shower, while the lower level offers a welcoming recreation and games room with a custom bar, electric fireplace, separate entrance and excellent suite potential. Outside, an expansive sundeck overlooks a mature, fully fenced backyard with established landscaping and a peaceful green space backdrop, perfect for relaxing or entertaining. Extensive updates include a 2022 roof, select windows, HardiePlank and cedar siding, high efficiency furnace, Rinnai hot water on demand, central air conditioning, central vacuum w/vacpan, fresh paint and a 2026 dishwasher. Enjoy easy access to Peterson Creek's hiking and biking trails, a primary bus route and Thompson Rivers University, with both elementary and secondary schools just a short walk away. A rare combination of comfort, character, privacy and location in one of Kamloops' most desirable neighbourhoods. Book your showing today! (id:6769)

Storage 11'3" x 6'3"

3pc Bathroom 10'3" x 5'

Other 9'0" x 6'0"

Laundry room 10'8" x 12'8"

Games room 22'11" x 18'11"

Bedroom 14'5" x 13'2"

4pc Bathroom 11'8" x 7'

Bedroom 9'5" x 9'1"

Bedroom 10'6" x 11'2"

Primary Bedroom 11'2" x 11'8"

Living room 13'9" x 19'9"

Dining room 10'9" x 9'7"

Kitchen 14'5" x 9'7"

Listing Presented By:



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REMAX Kamloops

<http://www.applegathgroup.com/>



Royal

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