



2360 Qu'Appelle Boulevard Kamloops British Columbia

\$749,900

Beautiful Rancher w/ WO Basement in JH Community. Perfectly positioned on a view lot that enjoys sunshine all year round. Backing onto grn space w/ sweeping panoramic views, this home offers both tranquility & convenience. A short walk to JR Elementary, dog park, family park & local store. Step inside to a spacious/inviting foyer that leads into a bright open-concept main level flooded w/ natural light. The well-designed kitchen has been tastefully updated w/ concrete countertops, new hardware, tile backsplash, fresh paint & SS appliances. A leg pantry + ample cabinetry provide plenty of storage & the kitchen flows easily into the generous dining area perfect for family meals or entertaining. French drs off the lvrn lead to a leg deck that spans entire back of the home ideal for barbecues, gatherings or simply soaking in the stunning views. Enjoy cozy evenings around the gas fireplace w/ custom built-ins. Throughout the main level you'll find updated paint, easy-care laminate flring & thoughtful touches like a custom wine cabinet. 3 brms are located on the main level including a spacious primary suite featuring "his & hers" closets + 3-piece ensuite. A beautifully updated 4-piece main bath includes a deep soaker tub. Downstairs offers even more flexible living space w/ a log rec rm & 2nd gas fireplace, a 4th bedrm w/ a modern ensuite w/ heated tile flrs & a walk-in shower. This level is perfect for teens, guests, or hobbies. Lrg work workshop, a laundry rm & abundant storage. (id:6769)

Utility room 14'4" x 13'1"

Storage 24'0" x 14'11"

4pc Bathroom Measurements not available

Bedroom 12'0" x 14'5"

Recreation room 32'10" x 14'1"

4pc Bathroom Measurements not available

Bedroom 11'8" x 11'0"

Bedroom 10'8" x 9'2"

3pc Ensuite bath Measurements not available

Primary Bedroom 10'2" x 12'4"

Kitchen 18'4" x 10'11"

Dining room 8'4" x 12'11"

Living room 18'3" x 14'4"

Foyer 13'11" x 8'4"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<https://www.kamloopshomesforsale.com/>



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