



## 2811 BANK Road Kamloops British Columbia

\$599,900

Nestled in the heart of Westsyde this charming rancher sits on a 9,600 square foot lot, offering convenient access to Arthur Stevenson Elementary and Westsyde Centennial Park. The main floor welcomes you with a warm, bright layout featuring three spacious bedrooms and a functional kitchen updated with white cabinetry, modern appliances, and a spacious pantry wall. Durable hard flooring and a neutral color palette run throughout the home, highlighting the natural light that flows from the bright living room out to the private deck. The property provides plenty of room for parking vehicles, boats, and trailers, with a yard that flows down a tiered grass path supported by concrete retaining walls to a flat area featuring mature fruit trees and dedicated garden spaces. Downstairs, the full basement expands the living space with a large recreation room, a separate laundry area, a versatile den that could be easily converted into a fourth bedroom, and a convenient two piece bathroom. The lower level also features a dedicated entrance, presenting excellent suite potential. With significant mechanical upgrades, including a new natural gas furnace (2024) and heat pump (2025), plus custom touches like a one-course mini-golf area and a secret room, this property is a unique find brimming with personality and future growth. (id:6769)

Storage 9' x 11'

Storage 9' x 10'

Recreation room 13' x 15'

Laundry room 6'7" x 11'0"

Den 14'5" x 9'0"

2pc Bathroom Measurements not available

Bedroom 11'0" x 8'4"

Primary Bedroom 10'9" x 13'0"

Bedroom 8'3" x 10'2"

Living room 11'0" x 15'7"

Kitchen 15'0" x 12'0"

4pc Bathroom Measurements not available

Listing Presented By:



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