



## 3005 Miller Court Kamloops British Columbia

\$649,999

Welcome to this modern 3-bedroom, 3-bathroom home offering a flexible layout and comfortable main-floor living. Upon entry, you are greeted by a spacious open-concept living area featuring a gas fireplace. The bright kitchen showcases stone countertops, modern finishes, and a large island with an eat-in bar. Just off the kitchen is a dedicated dining area, ideal for more formal meals. Adjacent to the kitchen is a functional laundry room with built-in storage and a utility sink, with convenient access to the attached double garage. The main level boasts a spacious primary bedroom with a large walk-in closet and a 4-piece ensuite, along with a convenient half bath for guests. Upstairs, you'll find two additional bedrooms, a full 4-piece bathroom, and a cozy nook, perfect for a home office or reading area. Enjoy outdoor living on the backyard porch, with a fully fenced yard ideal for pets or play, plus the added bonus of a clean, well-maintained crawl space providing extra storage. (id:6769)

Bedroom 11'2" x 10'10"

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Full bathroom 10'1" x 5'8"

Laundry room 9'8" x 12'10"

Dining room 10'8" x 10'4"

Partial bathroom 6'1" x 5'6"

Full ensuite bathroom 14'10" x 5'8"

Primary Bedroom 14'7" x 12'11"

Living room 22'10" x 17'5"

Kitchen 14'2" x 14'10"

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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