



311 GLENEAGLES Drive Kamloops British Columbia

\$724,900

Welcome to this spacious 5 bedroom, 3 bathroom basement entry home offering 2100 sqft of living space in the highly desirable Upper Sahali neighbourhood, offering a flexible layout w/ 3 bedroom main living area & a bright 2 bed in-law suite below. Whether you're looking for space for extended family, mortgage helper potential or the option to use the entire home for your own family, this property offers plenty of versatility. The bright main floor features an updated kitchen w/ ample cabinet & countertop space, adjoining dining room & easy access to the flat backyard, perfect for summer BBQs & entertaining. The spacious living room is filled w/ natural light from large windows showcasing beautiful city & river views. Down the hall you'll find the main bathroom & 3 bdrms, including the primary bdrm w/ ensuite, plenty of closet space & backyard views. Downstairs features a bright 2 bed, 1 bath suite w/ a modern kitchen complete w/ SS appliances, tile backsplash & generous cabinet & countertop space, an updated bathroom, spacious living area, separate entrance & shared laundry. Ideally situated close to elementary schools, parks, walking trails, transit & everyday amenities. Ample parking includes the attached double garage, full driveway & addl street parking. Front landscaping updated. The upstairs is tenanted until the end of August & the basement is vacant, making this an excellent opportunity in one of Kamloops' most sought after neighbourhoods. (id:6769)

Utility room 5' x 3'11"

Laundry room 7'7" x 6'

Bedroom 8'5" x 13'2"

Bedroom 12'6" x 13'2"

4pc Bathroom Measurements not available

Bedroom 11'3" x 10'5"

Bedroom 9'3" x 10'3"

Primary Bedroom 11'1" x 11'5"

Kitchen 12'6" x 13'8"

Dining room 8'5" x 12'2"

Living room 11'10" x 17'1"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Living room 11'6" x 15'8"

Kitchen 12'1" x 13'2"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://jennifer-mcqueen.c21.ca/>



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.