



3187 Wawn Court Kamloops British Columbia

\$829,000

Welcome to 3187 Wawn Court, a quiet, private cul-de-sac in Westsyde. Enjoy great neighbours and a welcoming community, with nearby hiking trails along the mountainside and North Thompson River. David Thompson Elementary, Westsyde Secondary, and the Westsyde Pool & Fitness Centre are all within walking distance. This beautifully maintained, spacious rancher offers comfortable one-level living and comes with a full basement. The bright, open-concept main floor features 9' ceilings, original bamboo flooring, an open foyer, a large living room and dining area, and a kitchen with a generous island. With 3 bedrooms, 2 bathrooms, and convenient main-floor laundry! The kitchen opens directly onto a beautifully landscaped, fully fenced private backyard designed for outdoor living. Enjoy morning sunshine followed by comfortable afternoon shade on warm summer days. Raised garden beds, underground sprinklers, and drip lines to garden pots make this an ideal space for gardening, relaxing, and entertaining. The partially finished basement offers a theatre room, large storage room, direct outdoor access from the side entrance, and plenty of room for future development. The double garage offers exceptional flexibility, with one side set up as a dedicated workshop featuring heated floors and 200-amp electrical service. The other side includes plumbing/sink station. As well as ample driveway parking space - (boat!) This home is truly a pleasure to show! (id:6769)

Other 19' x 35'7"

Other 17' x 18'10"

Family room 19'11" x 13'4"

Laundry room 15'5" x 9'11"

Full bathroom Measurements not available

Bedroom 10'7" x 11'9"

Primary Bedroom 13'11" x 14'4"

Dining room 9'6" x 10'11"

Living room 16'10" x 15'3"

Kitchen 12'7" x 13'3"

Bedroom 11' x 12'

Foyer 6'8" x 7'8"

Full ensuite bathroom Measurements not available

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