



## 34 EDWARD Street Kamloops British Columbia

\$242,500

Well-maintained and thoughtfully laid out, this 3-bedroom, 2-bathroom home is one of the nicest in Woodland Park. The spacious main living area is ideal for everyday living, with a private primary bedroom separated from the additional rooms. The rear bedroom, featuring sliding patio doors to the backyard, works perfectly as a home office or guest space. A well-designed addition creates a generous entry with flex space, a separate laundry room, and convenient backyard access. Enjoy a private outdoor setting with extended patio space, a new concrete retaining wall, room for gardening and outdoor dining, plus a storage shed for all the extras. Recent updates include roof, Hardie plank siding, windows, appliances, furnace, and central A/C. Centrally located near Rivers Trail, McArthur Island, schools, and shopping. No rentals permitted; indoor cat allowed with park approval. Woodland Park does not operate under a site lease. (id:6769)

Bedroom 13'0" x 11'0"

Foyer 7'0" x 14'0"

Laundry room 7'0" x 9'0"

Bedroom 9'0" x 13'0"

Primary Bedroom 12'0" x 10'0"

Living room 13'0" x 13'0"

Kitchen 13'0" x 4'0"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Kamloops)



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