



369 Coyote Drive Kamloops British Columbia

\$649,900

This well kept rancher with a full basement sits just minutes from Kamloops Wildlife Park and offers 2,300 square feet of comfortable living space, only a 10 minute drive to downtown Kamloops. The main floor features a bright living room with a bay window and gas fireplace, a functional kitchen and dining area, and three bedrooms including a spacious primary suite with a walk in closet and full ensuite bath. New carpet offered throughout the main floor bedrooms and hallways. Downstairs you will find a large recreation room with brand new carpet, a fourth bedroom with its own walk in closet, a full bathroom, and a flexible extra room that works well as a home office, gym, or hobby space. Major mechanical updates give this home real peace of mind, with the heat pump, furnace, and hot water on demand system all replaced in the fall of 2025. Outside, the fully fenced backyard offers privacy for kids, pets, or entertaining, and the attached double garage adds convenient parking and storage. This is a solid, move in ready home in a quiet Kamloops neighbourhood close to nature trails, schools, and everyday amenities. (id:6769)

Recreation room 36'1" x 15'

Utility room 13'9" x 4'10"

Recreation room 22'10" x 11'4"

Bedroom 18'10" x 8'9"

4pc Bathroom Measurements not available

Laundry room 5'2" x 4'10"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 8'8" x 8'7"

Bedroom 9'5" x 9'

Primary Bedroom 14' x 12'10"

Living room 16' x 12'

Kitchen 10'4" x 9'3"

Listing Presented By:



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<http://www.indybal.com/>



Royal

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