



## 381 Mary Place Kamloops British Columbia

\$876,000

Looks can be deceiving—step inside this lovely home and you won't be disappointed. It features extensive updates throughout, plus a 24' x 14' addition with high ceilings and an abundance of natural light, ideal for artists, a yoga studio, or a home office. The main floor offers approximately 1,900 sq. ft. of living space, with an additional 1,340 sq. ft. on the lower level. The bright, self-contained one-bedroom suite has a separate entry and is ideal for in-laws or future rental income (currently not occupied). The approximately 9,800 sq. ft. lot is fenced and includes a 16' x 32' inground pool. There is a spacious attached two-car garage and ample RV parking. Additional features include four bathrooms, a wood-burning fireplace upstairs, and a freestanding gas fireplace downstairs. Located on a cul-de-sac across from the fire department, this home is just a short distance to a local pub, convenience store, elementary school, and is on a bus route. View the video tour for a full look inside and out. (id:6769)

Laundry room 12' x 10'

3pc Bathroom Measurements not available

Bedroom 13' x 9'

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 15' x 13'

Bedroom 12' x 10'

Den 10' x 9'

Other 16'6" x 12'6"

Sunroom 19'6" x 9'

Dining room 10' x 10'

Kitchen 13' x 11'

Living room 19' x 15'5"

Full bathroom Measurements not available

Bedroom 14' x 11'

Kitchen 13' x 11'

Living room 19' x 12'6"

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



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.