



# 444 Azure Place Kamloops British Columbia

\$995,000

Nestled in the prestigious Sedona Pines community, this custom-built two-storey home offers the perfect blend of privacy and convenience, located just 5 minutes from all amenities. Featuring 5 bedrooms and 3.5 bathrooms, this versatile property includes a bright 2-bedroom basement suite with separate laundry, a new all in one washer dryer unit, new dishwasher and updated flooring throughout the main living areas. The main floor welcomes you with a bright formal sitting room highlighted by an eye-catching new electric fireplace, creating a warm and inviting focal point. Entertain with ease in the generous dining area and enjoy a bright functional kitchen with plenty of cabinet space, a new stainless steel dishwasher, and a gas range with microwave combo. A spacious second living area opens seamlessly to the kitchen, perfect for everyday living and hosting guests. Step outside to your private backyard retreat featuring fruit trees, tiered garden spaces, and a gas BBQ hookup ready for summer evenings. Main floor laundry and a convenient 2-piece powder room for guests. Upstairs offers 3 generous bedrooms, a 4-piece main bathroom with heated tile floors, and a spacious primary suite complete with a walk-in closet and a 4-piece ensuite with heated tile floors. Additional features include built-in central vacuum and a double car garage. A rare opportunity to own in this sought-after neighbourhood. All meas are approx, buyer to confirm if important (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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- Bedroom 11'11" x 10'6"
- Bedroom 10'0" x 10'5"
- 4pc Bathroom Measurements not available
- 4pc Ensuite bath Measurements not available
- Primary Bedroom 19'2" x 11'7"
- 3pc Bathroom Measurements not available
- Family room 11'11" x 15'0"
- Kitchen 12'9" x 16'11"
- Laundry room 10'0" x 16'3"
- 2pc Bathroom Measurements not available
- Dining room 11'0" x 8'2"
- Living room 11'3" x 16'8"
- Foyer 7'10" x 11'6"
- Bedroom 9'1" x 11'5"
- Primary Bedroom 11'10" x 10'4"
- Living room 14'6" x 16'3"
- Kitchen 10'0" x 16'3"

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