




453 Battle Street Kamloops British Columbia

\$899,900

Rare West End Mid-Century Modern Living! Set on a beautiful quarter acre lot in the highly sought after West End features a unique blend of style, space and flexibility within walking distance of TRU, the hospital and downtown. Designed for both everyday living and entertaining the open concept main floor showcases stunning views and seamless indoor and outdoor flow. The deck above the double garage features sleek frameless glass and creates the perfect setting to relax and entertain. The equally impressive yard features 2 fruit trees, a beautiful new lawn and garden area. Inside, thoughtful modern updates elevate every space. The custom Kitchen features quartz counters, a 9ft Island with prep sink, seating, custom lighting, heated floors, drawer microwave and premium Bosch appliances. Primary suite includes a custom shower with glass surround, heated floors and automatic lighting under the cabinetry. Two additional full bathrooms, three fireplaces (gas, electric and wood), flexible basement space with another bedroom and potential for a fourth currently a storage room/gym. LED Lighting throughout with smart features for floors, lighting and Ecobee thermostat. Newer roof (2021), Windows (2019/2020), furnace and AC (2024), upgraded buried 200A service (2024) with sub panel. Amazing Bonus- lot size and zoning allow for a second residence on the property. Tons of parking for toys, RVs etc. All meas approx to be verified by Buyer. A truly Special Property. Seller is an Agent (id:6769)

- Bedroom 11' x 10'6"
- Full ensuite bathroom Measurements not available
- Full bathroom Measurements not available
- Primary Bedroom 11'6" x 9'7"
- Utility room 8'6" x 9'
- Storage 12'5" x 10'6"
- Bedroom 13'8" x 10'6"
- Family room 24' x 12'
- Dining room 12'6" x 10'6"
- Kitchen 13' x 12'
- Living room 14' x 12'

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