



4568 CAMMERAY Drive Kamloops British Columbia

\$715,000

Excellent value in this wonderful family home in Rayleigh located across the street from Rayleigh Elementary. Step inside and you will find a large open-concept kitchen, living, and dining area which flows effortlessly together. The kitchen features updated cabinets, and the dining room has space to accommodate a large table. On the main floor are 3 bedrooms including a primary bedroom which is separated and gives a bit of privacy from the other 2 bedrooms upstairs. There is also a 4pc bathroom with tile surround tub. The door off the kitchen leads out to a large deck with views of the mountains and large yard. This steps down to a lower patio with a hot tub overlooking the yard. Downstairs is bright and features a large rec room, a 4th bedroom, and a large laundry/utility room with lots of storage space. There is also an additional 3pc bathroom downstairs. Outside the front yard has beautiful low-maintenance xeriscaping. The backyard of this large 0.31 acre lot offers plenty of opportunities and lots of space for kids and pets to play. With alley way access behind, this lot offers excellent potential for a future shop or lots of extra parking/RV parking. Single garage for parking or secure workshop space. Very safe, walkable, and family-friendly neighbourhood that is just 10 minutes drive to the downtown Kamloops exit. Many updates in the last few years including roof, Central AC, and a new furnace (2026). Nothing to do but move in and enjoy. Quick possession possible. Book your showing today. (id:6769)

3pc Bathroom 6'6" x 8'

Foyer 5'2" x 6'6"

Utility room 6'11" x 6'6"

Laundry room 10'8" x 16'2"

Bedroom 10'11" x 10'8"

Living room 10'8" x 22'6"

Bedroom 10'11" x 10'8"

Foyer 6'6" x 3'2"

4pc Bathroom 8'6" x 4'10"

Bedroom 8'5" x 11'9"

Primary Bedroom 10'9" x 12'11"

Kitchen 13'7" x 13'3"

Dining room 11'7" x 16'9"

Living room 11'7" x 16'9"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



Royal

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