



4857 BOLEAN Drive Kamloops British Columbia

\$749,900

This 2,000 sq ft Rayleigh Gem sits on a flat, usable 0.46 acre lot with tons of parking, including RV space, and a private yard with an above-ground pool for summer fun, NG BBQ hookup on upper patio, mature pear and apple trees, garden space, and room for a future shop. The main floor features a fully updated kitchen and bathroom, with 2 bedrooms up, both with walk-in closets, primary bedroom includes a 2-piece ensuite. Downstairs offers a fully updated 2-bedroom suite with separate entrance, ideal for a mortgage helper or extended family, with easy potential to convert back to a 1-bedroom with separate laundry. Updates include windows, a new metal roof, and a 6-year-old A/C, hot water tank, and high-efficiency furnace. An attached shop/storage area adds function, and outside plenty of room for vehicles, toys, and RV parking. Located in a great family-friendly neighbourhood close to childcare, schools, parks, riverfront trails, and Sun Peaks, this home offers space, flexibility, and lifestyle in one of Kamloops' most desirable communities. (id:6769)

3pc Bathroom Measurements not available
Workshop 18'10" x 14'2"
Family room 16'7" x 10'7"
Kitchen 11'2" x 10'11"
Laundry room 4'5" x 10'11"
Storage 6'7" x 10'11"
Bedroom 15'5" x 10'7"
Bedroom 10'4" x 10'9"

Primary Bedroom 14'1" x 12'10"
Bedroom 10'4" x 8'10"
Kitchen 13'8" x 10'6"
Living room 12'9" x 19'3"
Dining room 10'6" x 8'1"
2pc Ensuite bath 2'4" x 6'9"
4pc Bathroom 4'8" x 10'6"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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