



# 495 MONARCH Court Kamloops British Columbia

\$599,900

Located on a spacious corner lot in one of Sahali's most desirable neighbourhoods, this 4 bedroom, 2 bathroom home offers a functional layout, future flexibility and an opportunity to add value in a location that's hard to beat. Just steps from Summit Elementary and close to parks, recreation, transit and everyday amenities. The main floor features a connected living room, dining area and eat in kitchen, along with three bedrooms, a full 4pc bathroom and convenient stacked laundry. The primary bedroom includes sliding glass doors leading directly to the fully fenced backyard. Downstairs, the lower level includes a bright & spacious rec room, large fourth bedroom, 3pc bathroom, secondary laundry and a kitchenette. With separate access through the garage, the layout provides flexibility for extended family or future suite potential. Outside, the tiered yard is ready for your ideas, while the corner lot, single garage, driveway parking and additional street parking make everyday living easy. Located within the City's R1 zoning, the property also offers added flexibility for potential future development opportunities. Whether you're looking for your next renovation project, an investment opportunity or a chance to build equity in one of Kamloops' most established neighbourhoods, this property offers a layout and location that's well worth investing in. (id:6769)

Laundry room 5'4" x 5'1"

Other 8'7" x 9'11"

3pc Bathroom Measurements not available

Bedroom 18'2" x 9'3"

Recreation room 17' x 14'11"

Bedroom 9' x 12'1"

Bedroom 8'10" x 12'1"

Primary Bedroom 12'10" x 11'6"

4pc Bathroom Measurements not available

Kitchen 11'3" x 11'6"

Dining room 9'1" x 11'10"

Living room 15'3" x 15'6"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



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.