



588 DURANGO Drive Kamloops British Columbia

\$849,000

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp



Royal

LePage

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Country living, twenty minutes from downtown Kamloops. This 2.05 acre property delivers the rural lifestyle without the rural compromises. 4 bedrooms plus a den, 3 bathrooms, 2,434 sq ft finished across two levels. Bright main floor with a large open wood burning rock fireplace, gas range, pantry, eating nook, and a 22x12 covered deck off the kitchen framing panoramic mountain views. Fully finished basement adds a large family room, 4th bedroom, den, full bathroom, and laundry room. Outside is where this property really separates itself. Attached heated double garage with workshop area, 12x18 detached shop, 8x12 shed, 21x18 rear sundeck, and a brand new upper landing built specifically to park multiple RVs, trailers, and toys. Private fenced yard, separate dog run, mature trees. Mechanical updates include high efficiency natural gas forced air, central air, 200 amp electrical, and Hardi plank fiber cement siding. New Monte Creek Fire Protection Service with a brand new firehall (opened 2025) means proper structural fire coverage and improved insurance rates. Priced below the 2026 BC Assessment. Sitting in the TNRD rather than city limits means a noticeably lower annual property tax bill than a comparable home in Kamloops, while Royal Inland Hospital, Costco, the airport, and School District 73 are all a short drive away. Sun Peaks is about an hour up the road. (id:6769)

Laundry room 10'1" x 9'10"

Other 8'5" x 8'1"

Den 8'4" x 8'10"

Family room 19'0" x 15'11"

Bedroom 14'3" x 13'6"

3pc Bathroom Measurements not available

Foyer 9'4" x 14'0"

Bedroom 9'0" x 13'6"

Bedroom 9'5" x 9'11"

Primary Bedroom 10'11" x 13'6"

Living room 12'7" x 19'3"

Dining room 10'9" x 10'3"

Kitchen 16'4" x 11'4"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

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