



# 640 FRASER Street Kamloops British Columbia

\$845,000

Welcome to 640 Fraser Street, a carefully and beautifully updated family residence in the desirable Sagebrush neighbourhood where sophisticated interior design meets an active outdoor lifestyle. The heart of the home is a chef's dream, featuring maple shaker cabinets, a premium 5-burner gas range, and a like-new double wall oven. Throughout the main level, enjoy the beauty of all natural, high quality European 'Marmoleum' in the kitchen and bathrooms along with oak hardwood flooring. The flooring and paint is brand new in a couple of rooms including new carpet on the stairs. There are three bedrooms upstairs including a soaker tub for relaxation and a bright, walkout primary bedroom suite downstairs with a walk-in closet and ensuite, providing ample space for the family and more. Stay comfortable year-round with central A/C, a gas fireplace upstairs, and a wood fireplace down. Step outside to a massive sundeck overlooking a fully landscaped, tiered yard with terraced gardens backing onto peaceful greenspace. This premier location is within a short walking distance of Kamloops School of the Arts, SKSS, and the elementary school (Ecole Lloyd George Elementary). It is mere steps to Peterson Creek Nature Park and Kamloops' vibrant downtown core. Offering a rare combination of large-footprint living, essential mechanical updates, and a premier downtown location, this exceptional property is more than just a home-it is your family's next chapter. Book your private viewing today! (id:6769)

Listing Presented By:



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Royal

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Utility room 17'5" x 12'5"

Bedroom 10' x 9'

3pc Bathroom Measurements not available

Primary Bedroom 11' x 10'

Recreation room 15'6" x 13'

Kitchen 16' x 8'6"

Games room 21'6" x 10'6"

Library 14' x 10'

Bedroom 14'6" x 12'6"

Living room 17' x 14'

4pc Bathroom Measurements not available

Foyer 5'8" x 4'

Bedroom 11' x 9'

Bedroom 11' x 9'

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