



# 6451 Beaver Crescent Kamloops British Columbia

\$998,000

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

If you're looking for space both inside and out, this exceptional property is sure to impress. Situated on a flat 15,000+ sq. ft. lot, the home offers a fenced yard, attached double garage, heated 26x40 detached shop, and ample parking for RVs, boats, trailers, and multiple vehicles. The contemporary design features vaulted ceilings, wood accents, and a stunning floor-to-ceiling rock fireplace converted to include a new modern electric free standing heater. The spacious island kitchen is equipped with custom cabinetry, newer appliances, heated tile floors, induction stove, beverage fridge, and easy access to the covered patio and pergola. Upstairs you'll find 3 generous bedrooms, including a spacious primary suite with vaulted ceilings, walk-in closet, and luxurious ensuite featuring heated tile floors, double vanity, and oversized shower. A 4th bedroom and den on the main floor provide excellent flexibility for home offices, guests, or additional family space. Located across from Thompson Park and just a short drive to access the South Thompson River, this property also offers quick access to the Trans-Canada Highway and is only 14 minutes to downtown Kamloops. Additional features include 200-amp service, natural gas BBQ hookup, in-ground irrigation, 3-stage whole-home water filtration system, newer furnace, and central A/C approximately 2 years old. A rare combination of space, functionality, and location. Be sure to click on the multimedia tab for the virtual floorplan. (id:6769)



Royal

**LePage**

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Bedroom 12'1" x 11'11"

Foyer 9'8" x 8'9"

Bedroom 14'5" x 10'9"

Bedroom 11'11" x 11'

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Dining room 17'4" x 8'4"

Primary Bedroom 17'5" x 13'3"

Kitchen 19'3" x 11'1"

Den 11'3" x 8'

Family room 17'10" x 14'3"

Laundry room

Living room 17'0" x 14'3"

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