



# 670 COLUMBIA Street Kamloops British Columbia

\$899,900

Stunning, fully renovated 4-bdrm executive rancher w/ full basement in the heart of downtown Kamloops. Blends timeless character w/ high-end modern finishes. Reimagined front porch w/ solid Hemlock flrs, elegant trim, & outdoor living space. Exterior upgrades incl. new stucco, gutters, soffits, drs & triple-pane tempered windows. Interior boasts refinished original hardwood, fresh paint, updated lighting (all on dimmers), & character details throughout. Cozy living rm opens to warm dining area. Custom two-tone kitchen w/ quartz counters, large island, induction range w/ air fryer, remote blinds, & stunning butler's pantry w/ full storage + side-by-side laundry. 3 bdrms on main + luxurious 4-pce bath w/ marble-tiled shower, Riobel fixtures & heated penny tile flrs. Fully finished lower lvl offers new drywall, Roxul insulation/soundproofing, plush carpet, 6-sprk Polk Audio, custom cabinetry & electric FP. Add'l 3-pce bath w/ walk-in shower + large primary bdrm w/ walk-in closet/play area. Mechanicals updated: roof, HWT, central A/C, 100A service, plumbing & electrical. Solid fir drs throughout. Private, fenced backyard oasis w/ new concrete patio, raised garden beds (w/ hose bib), UG irrigation (6 zones), storage shed/workshop, parking for 3 + space for 28' trailer, & hardwired lighting. Walk to all downtown amenities, RIH, Riverside Park; mins to TRU. Truly turnkey. (id:6769)

Storage 9'6" x 9'1"

Storage 3'9" x 7'4"

Full bathroom 8'8" x 7'4"

Family room 12' x 14'8"

Utility room 8'8" x 10'4"

Bedroom 13'5" x 22'4"

Laundry room 7'0" x 9'1"

Full bathroom 5'6" x 9'11"

Foyer 7'7" x 6'5"

Bedroom 10'1" x 9'11"

Bedroom 9'7" x 9'11"

Primary Bedroom 7'7" x 14'2"

Dining room 9'2" x 13'5"

Kitchen 14'1" x 13'5"

Living room 12'11" x 13'5"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<https://www.kamloopshomesforsale.com/>



Royal

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