



760 ARBUTUS Street Kamloops British Columbia

\$799,900

Centrally located in the sought-after West end of South Kamloops, this solid rancher pairs spectacular mountain and river views with the kind of flexibility today's families and investors are looking for. Five bedrooms, two bathrooms, and a lower level with a mortgage helper – new kitchen downstairs plus a brand new separate laundry upstairs. The open main floor showcases the view from both the living area and the updated kitchen, finished with an island, tile backsplash, and warm cherry wood cabinetry. Engineered bamboo hardwood and vinyl tile run throughout, while new remote-control blinds add an easy touch of comfort to the living room. Both spaces open onto the 12' x 22' deck with glass railing – the spot for morning coffee or evening entertainment overlooking the city. Downstairs, a spacious family room with wood-burning fireplace walks out to the patio, where new stairs lead down to the backyard. Both yards have been finished in new artificial turf – green and tidy through every season, with no mowing, no watering, and no brown patches come July. Big-ticket updates are done: new AC unit and new 200-amp electrical panel. Large single attached garage plus RV and tons of extra parking. Steps to TRU, schools, shopping, RIH, and the downtown core. All meas approx. (id:6769)

Storage 14'9" x 3'10"

Laundry room 11'5" x 7'3"

Family room 16'7" x 26'1"

Storage 20'9" x 13'6"

Bedroom 11'5" x 9'2"

Bedroom 13'7" x 9'7"

3pc Bathroom Measurements not available

Bedroom 15'11" x 8'8"

Bedroom 10'5" x 9'8"

Primary Bedroom 12'3" x 13'0"

Foyer 4'1" x 8'6"

Living room 19'10" x 22'8"

Dining room 7'10" x 13'1"

Kitchen 11'3" x 9'9"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
REMAX Kamloops



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.