



862 BATTLE Street Kamloops British Columbia

\$849,900

Fully Renovated Gem with Mortgage Helper! From the moment you step onto the cute, functional front porch and into the bright, light-filled foyer, you'll know this is "the one." Extensively renovated up and down in 2022, this home blends character with modern luxury. The main floor shines with crown moulding, professionally painted throughout, and a cozy gas fireplace. The chef-inspired kitchen is a standout, boasting quartz countertops, maple cabinets, and 2022 appliances. Retreat to the primary bedroom featuring its own electric fireplace, walk in closet, or indulge in the spa-like bathroom with heated floors and a walk-in rain shower. The basement offers a spacious, vacant suite (available end of March)--perfect for a high-end rental or multi-generational living (was rented for \$1750). Outside is an entertainer's dream: a sun deck leads to a paver patio, BBQ space, professional landscaping, and a fully fenced yard with alley access. With a 2022 furnace, new windows, central A/C, and an upgraded 125-amp service, there is absolutely nothing left to do but move in and enjoy this wonderful location in a quiet area of downtown Kamloops. (id:6769)

3pc Bathroom Measurements not available

Foyer 10' x 9'

Gym 18' x 8'

Living room 16' x 12'

Laundry room 7' x 7'

Kitchen 15' x 12'

Bedroom 12' x 11'6"

4pc Bathroom Measurements not available

Bedroom 11'7" x 10'3"

Primary Bedroom 11'7" x 10'3"

Dining nook 8' x 6'

Kitchen 15'6" x 11'6"

Living room 16' x 15'

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Kamloops)

<http://www.team110.com/>



Royal

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