



870 Regent Crescent Kamloops British Columbia

\$849,900

870 Regent Avenue, the epitome of pride in ownership! Located on a quiet street in one of the most sought after neighborhoods in Kamloops - Aberdeen - just minutes from Pacific Way Elementary, this 2,800 sq ft rancher-style home boasts 4 bedrooms & 3 bathrooms, a full walk-out basement with suite potential, stunning views of all of Kamloops, and lots of parking! The main floor boasts hardwood floors, a spacious living room w/ gas f/p, formal dining area, large kitchen with breakfast nook and access to a large sun-deck overlooking all of Kamloops. The main floor also offers a laundry/mudroom connecting to the 2-car garage, 3 bedrooms & 2 full bathrooms including the primary bedroom with a large walk-in closet, and a new 3pc ensuite with custom tile shower and heated tile floors! The lower level is bright, has two separate entrances, boasting a huge family room, 4th bedroom, a 3pc bathroom with heated tile floor, a large storage room, and a den which could be converted to a 5th bedroom or a kitchen area if a basement suite was desired. Recent updates include: New roof (2022), furnace (2018), central A/C (2019), updated bathrooms, new 3pc ensuite, lighting & electrical, plumbing, paint, some flooring, new vinyl/decking, gutters, appliances, patio door, and much more! Other notable features: Gas BBQ line, new sub-panel and wiring for generator, wiring for hot-tub, 2 car-garage, RV/Boat parking, storage shed, low maintenance yard with garden boxes & U/G sprinklers, and much more! (id:6769)

3pc Bathroom Measurements not available

Bedroom 16'6" x 12'6"

Utility room 10'6" x 4'5"

Hobby room 9'2" x 14'11"

Recreation room 20'5" x 17'7"

Office 11'9" x 10'8"

Den 11'8" x 10'8"

Bedroom 9'8" x 10'5"

Bedroom 9'8" x 9'7"

Dining nook 8'0" x 8'0"

Living room 13'5" x 15'5"

Dining room 11'7" x 11'0"

Kitchen 11'5" x 17'1"

3pc Ensuite bath Multiple Listing Service and

Listing Presented By:



Originally Listed by:

eXp Realty (Kamloops)



Royal

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Laundry room 8'6" x 5'1"

4pc Ensuite bath Measurements not available

Primary Bedroom 13'3" x 11'9"