



8702 Badger Drive Kamloops British Columbia

\$799,900

Listing Presented By:
 ESTATEVUE
Originally Listed by:
eXp Realty (Kamloops)

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Looking for a newer turn-key home with over 2,500 sq ft of living space, 5 bedrooms & 3 full bathrooms, beautiful views, a private yard, in a family oriented neighborhood, and with a fully separate basement suite?! Well here it is! The main floor boasts 9' ceilings, a bright and open-concept floor plan, a huge living room with large windows creating picturesque views of the river/valley/mountains, a generous sized dining area, a custom kitchen with granite countertops & gas range, and access to the covered sun deck. The main level also features 3 large bedrooms & 2 full bathrooms of which includes the primary bedroom complete with a luxurious 4pc ensuite with custom tiled-shower and a walk-in closet, as well laundry. The lower level offers 9' ceilings and direct access to the 2 car garage, a spacious entryway with a 4th bedroom for the main floor which could be used as an office, a sitting room or a bedroom - making it the perfect flex room. The remainder of the lower level features a separate 1 bedroom & 1 bathroom basement suite with its own heat/entrance/laundry, a kitchen so nice and a floorplan so bright that you'd never guess you're in a basement suite. The backyard is park-like with a beautiful garden and lush yard - thanks to the U/G sprinkler system. Other features include hardieboard siding, 200 AMP with sub-panel, storage shed, gas BBQ lines, new HWT(2024), and custom window coverings! Contact the listing agent for more information or to book a viewing! (id:6769)

Utility room 4'0" x 6'0"	4pc Ensuite bath Measurements not available
Laundry room 3'6" x 3'6"	4pc Bathroom Measurements not available
Living room 12'0" x 10'0"	Bedroom 9'0" x 12'0"
Kitchen 10'0" x 12'0"	Bedroom 9'0" x 11'0"
4pc Bathroom Measurements not available	Primary Bedroom 12'0" x 12'0"

Bedroom 13'0" x 12'0"
Dining room 12'0" x 10'0"
Bedroom 11'0" x 10'0"
Kitchen 13'6" x 13'6"
Living room 18'0" x 18'0"
Foyer 12'0" x 8'0"
Laundry room 4'0" x 6'0"

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