

953 RYAN Place Kamloops British Columbia

$699,900

This 4-bedroom, 2-bathroom Brocklehurst home combines a one-bedroom suite with a 22 x 36 detached shop on a quiet cul-de-sac. The shop features 10-ft ceilings, natural gas heat and a 220V outlet. The entry level offers the kitchen and living room, with 3 bedrooms and a bathroom on the second level. Currently used as the sellers' primary bedroom area, the basement can easily be converted back to a one-bedroom suite with an existing kitchen, separate side entrance and shared laundry. Updates include an upstairs bathroom renovation with dual vanity and stone countertop, extensive interior repainting, new carpet, bedroom flooring, an enlarged basement window for proper suite egress and exterior staining. A newer hot-water tank, high-efficiency furnace, central A/C and gas fireplace add comfort. Enjoy fully fenced backyard space for outdoor living and additional parking with room for an RV. Reach out to the listing agent to book your showing! (id:6769)

Bedroom 9'10'' x 9'4''
Bedroom 13'3'' x 11'8''
Primary Bedroom 15'5'' x 9'7''
4pc Bathroom Measurements not available
Utility room 5'7'' x 5'5''
Living room 21'4'' x 11'8''
Bedroom 11'2'' x 9'7''
3pc Bathroom Measurements not available
Laundry room 5'0'' x 4'4''
Kitchen 11'6'' x 10'10''
Dining room 10'0'' x 8'2''
Living room 21'4'' x 12'0''
Kitchen 11'2'' x 10'7''

Listing Presented By:

Originally Listed by:
Royal LePage Westwin Realty

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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