



REALTOR®



# 996 Arlington Court Kamloops British Columbia

\$1,199,900

Welcome to 996 Arlington Court, a rare Brocklehurst package with the space, parking, and flexibility that are hard to find all in one property. Set on an oversized 0.37-acre lot in a quiet court, this detached home offers 5 bedrooms, 4 bathrooms, and over 4,200 sq ft of finished living space. The main level feels bright and comfortable with a spacious kitchen, generous dining area, and multiple places to gather or unwind. Downstairs adds room for extended family, guests, media, hobbies, or everyday living, plus an in-home theatre for a true entertainment edge. Outside, enjoy a private backyard with hot tub and firepit area, a detached shop with a two-piece bathroom and 220V plugs, and a gated concrete RV pad for larger recreational vehicles. R2 zoning adds long-term flexibility, including suite, duplex, two detached dwelling, or small-scale multi-unit options, subject to City approval. Comfort, storage, parking, and future potential in one strong Brock location. (id:6769)

Media 22' x 19'

Storage 10' x 11'

Den 10' x 11'

Laundry room 6' x 11'

Bedroom 13' x 12'

Bedroom 11' x 10'

Living room 12' x 41'

Kitchen 10' x 17'

Full bathroom Measurements not available

Laundry room 6' x 8'

Family room 13' x 13'

Primary Bedroom 13' x 14'

Bedroom 10' x 8'

Bedroom 10' x 9'

Living room 13' x 13'

Dining room 13' x 13'

Kitchen 14' x 18'

Full ensuite bathroom Measurements not available

Full bathroom Measurements not available

Listing Presented By:



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



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