



# 1301 WESTERN AVE South West BC

\$659,000

Stunning home in Ashcroft with over 200k in upgrades over the years these sellers have owned. Nicely landscaped yard with blacktop driveway, high-end luxury vinyl fencing, single car garage attached to the house, and a large detached shop. Hardwood flooring throughout the upstairs 2 bedrooms, 4 piece bath, big living room, dining area, and a stunning sunroom. Downstairs offers a 3rd bedroom and a flex room which can be a 4th bedroom. Cozy rec room, 4-piece bath, laundry room, and a door to the garage. Tons of storage inside the house and underneath the large deck in the backyard. Located in North Ashcroft beside the park on a no-thru road! Lots more to list but book a showing to see for yourself!

4pc Bathroom

4pc Bathroom

Entrance 6\\'6x7\\'8

Living 21\\'8x15\\'4

Bedroom 10\\'7x13\\'2

Bedroom 13\\'6x10\\'1

Bedroom 20\\'3x8\\'9

Bedroom 10\\'2x10

Kitchen 9\\'3x11

Other 15\\'9x11\\'3

Dining 8\\'5x9\\'11

Family Room 17\\'10x13\\'2

Laundry 18\\'6x10\\'10

Listing Presented By:



Originally Listed by:  
EXP REALTY

tnrdhomes@gmail.com  
Null



**Royal**

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca