



1474 HILLSIDE PLACE Kamloops BC

\$815,000

Updated Rancher home on quiet cul-de-sac near the wonderful Kenna Cartwright nature park! Walking distance to Dufferin Elementary and near bus route for TRU. SKSS is the catchment secondary school. 3 bedrooms on the main floor plus laundry on the main. Large cozy rec room with gas fireplace. Features include updated furnace (3 years old), hotwater tank (5 years old), updated windows, sunny and bright updated kitchen, large master bedroom with 3 pc ensuite. Great deck for entertaining. Nice sized heated garage for parking/workshop, and extra storage in attic space above! Some suite potential with exterior door from basement and unfinished space could be a 2nd bdrm down. Inground Sprinkler system. Wide flat driveway, plus RV Parking with 30amp. Come and check it out!

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|--------------|----------------|
| 3pc Ensuite | Mast BR 13x11 |
| 3pc Bathroom | Bedroom 11x9\9 |
| 4pc Bathroom | Bedroom 10x9 |
| Kitchen 14x8 | Bedroom 9\6x9 |
| Dining 10x9 | Rec Room 18x17 |
| Living 14x12 | Storage 23x18 |

Listing Presented By:



Originally Listed by:
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