



# 1898 LANGLEY ROAD South West BC

\$595,000

Absolute gem in a great neighborhood! This 1798 sq. ft rancher has tons of (Newer Vinyl) windows to enjoy the view to the private yard with inground pool and entertaining space outdoors in this U shaped rancher. Complete with spa like soaker tub (2023) and large tiled shower in the main bath, Main Bedroom w/ 2 piece ensuite, Lovely hardwood floors in living room with gas p/f and a nice sized family room off the patio provides tons of space for any gatherings! Generous sized kitchen with stainless steel appliances, oak cupboards and a wall of windows to the view of the pool. The carport was closed in to create a workshop/storage area but could easily be brought back to covered parking. There is loads of storage space in the home along with a 60 gallon hot water tank (3 yrs.) The pool liner was done 6 years ago, and the pump and heater for the pool were done 2 to 3 years ago. Seller just completing drywall for stacking laundry nook. Dont miss viewing this one!!

Living 17x15

Kitchen 2x10

Dining 15x8

Family Room 17x14

Mast BR 11x11

Bedroom 12x9

Den 10x9

4pc Bathroom

2pc Ensuite

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE MERRITT  
R.E.SERV.

DDESILETS@KADREA.COM  
Null



**Royal**

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca