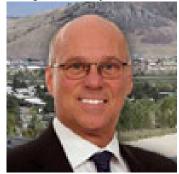


## 225 ST PAUL STREET W Kamloops BC \$799,999

Great views from this beautifully updated West End home in walking distance to the downtown core. This 3+1 bedroom bungalow has many updates throughout. Main floor features a bright and open concept living room with gas fireplace & walnut built-in cabinetry, dining room with access to a large sundeck for morning coffee, kitchen with quartz counters and eating bar. Main floor also has 3 bedrooms, updated 3-piece bathroom and updated flooring including refinished oak hardwood. The basement features stamped concrete flooring, recroom with electric fireplace, 4-piece bathroom with in-floor heating, 1 bedroom, laundry, workshop/storage and a single garage. Beautifully maintained and private back yard with large patio area & pergola, yard with garden area, alley access with good parking. Includes 6 appliances, central air, central vac, and shed. A must to view this immaculately maintained and updated home in a great location!

4pc Bathroom 3pc Bathroom Living 17\\'5x11\\'10 Dining 11\\'4x11\\'10 Kitchen 11\\'4x11\\'3 Bedroom 8\\'8x10 Bedroom 12\\'6x9\\'6 Bedroom 9x10 Bedroom 9\\'6x11\\'4 Rec Room 10\\'7x14\\'7 Laundry 7x8 Workshop 14x11\\'3

## Listing Presented By:



Originally Listed by: RE/MAX REAL ESTATE (KAMLOOPS)

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## Royal

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