



## 1253 Highridge Drive Kamloops British Columbia

Barnhartvale

**\$525,000**



Welcome to 1253 Highridge Drive, located in Barnhartvale w/ its mountain views and feeling of privacy yet convenience for nearby amenities; including but not limited to schools, convenience store, transit, walking trails and more! This 4bed, 2bath rancher is ideal for young families w/ proximity to RLC Elementary or for individuals looking for a home base w/ room to grow. The main level is host to a generous kitchen plus breakfast bar and dining area, as well as a bright living room complete w/ wood-burning fireplace for those cozy evenings. Completing the level are the 2 bedrooms and full piece bath. The primary suite is oversized to allow a private seating area if so desired or reconfigured into a kid's bedroom and play area to save on space. The finished basement boasts large rec room that can incorporate a media room - perfect for entertaining and the possibility of room for guests w/ either a multi-functional daybed or stow away murphy bed. The adjacent 2bedrooms are comfortable in space and could be converted into a storage room or home office / gym space. Finishing off the level is the second full piece bath and spacious utility room w/ laundry. The outdoor space is every entertainer's dream w/ North-West views, fully fenced backyard, and 2 expansive decks w/ +1,000 SqFt for those Summer evenings. Add'tl highlights include 1car carport, 5year old roof and hot water ta...



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