



## 1271 KIMBERLEY Crescent Kamloops British Columbia

North Kamloops

**\$744,333**



Located on the peaceful Kimberley Crescent in Kamloops, this beautifully updated 5 bedroom single family home is a blend of character and modern functionality. The property features a legal suite, making it an ideal choice for multi generational living or as an investment. As you step inside the main residence, you enter a bright and airy atmosphere highlighted by vaulted cedar ceilings that add warmth and architectural interest. The main floor offers a spacious living room that flows seamlessly toward the back of the home, where you'll find the dining area and kitchen. Thoughtfully designed with Excel Cabinets, the kitchen maximizes storage and workspace, featuring a large peninsula with island seating and deep drawers that are perfect for entertaining. The main level continues with three generous bedrooms, a clean 4-piece bathroom, and convenient stacking laundry. Through a separate second entry, you'll discover the 2 bedroom legal suite, which is currently vacant and move in ready. The suite includes its own dedicated laundry room and a functional layout, currently vacant - pick your new tenants or bring your family members. Peace of mind comes standard here, as the major mechanical updates are already complete: a newer furnace, central A/C (2024), a hot water tank from 2019, 200-amp electrical service, and updated exterior siding and windows. Outdoor living is a highligh...



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