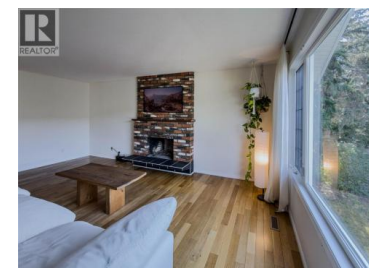
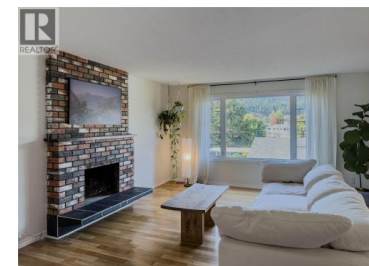




## 1595 MT DUFFERIN Avenue Kamloops British Columbia

Dufferin/Southgate

**\$744,900**



Situated on a generous 100' x 100' lot, this well-maintained rancher with a full daylight basement offers plenty of space, character and future potential. The bright main floor features south-facing windows, real hardwood flooring through the living and dining areas and a brick wood-burning fireplace. The kitchen includes a separate eating nook and convenient carport access, while sliders from the dining room open to a fully covered deck overlooking the spacious backyard. With 5 bedrooms and 3 bathrooms total, the home offers excellent flexibility, including 3 bedrooms on the main with 2-pce ensuite and 4-pce main bath. Downstairs features 2 additional bedrooms, 3-pce bath, family/rec room with a second wood-burning fireplace, large laundry room with sink, workshop space and a separate exterior entrance offering potential for in-law suite. Outside, enjoy the spacious yard, enclosed workshop/storage area beneath the deck, driveway storage shed, single-car carport and abundant additional parking with room for an RV. Central A/C. Exceptionally well cared for, with many original finishes that continue to show well and plenty of opportunity to update to your taste. Conveniently located close to Aberdeen Mall, Costco, shopping and everyday amenities. A versatile property with generous indoor and outdoor space, excellent storage and a functional layout for families, hobbies or mult...



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