



## 264 Monmouth Drive Kamloops British Columbia

Sahali

# \$774,900



View home in highly desirable Sahali neighborhood, this well-maintained rancher offers exceptional blend of comfort, privacy & investment potential in a quiet, family-friendly neighbourhood close to schls & amenities. The main level feats 3 bedrooms, fresh paint & a bright, open layout w/ 3/4 inch hardwood & slate tile flooring throughout. The white kitchen is both stylish & functional, offering a breakfast bar, granite sink, full pantry, ample cupboard & counter space + updated fridge & dishwasher. The inviting living rm is anchored by a new gas fireplace (2022), numerous window updates add exceptional views w/ loads of natural light. Main flr laundry for convenience. The primary bedrm includes a 2-piece ensuite & walk-in closet, complemented by a 4-piece main bathrm. Downstairs, you'll find a fully self-contained 1-bedroom in-law suite w/ a newly installed kitchen, updated flring, a 4-piece bathrm, separate laundry, & approximately 200 sq. ft. of additional storage, + a lрге mechanical rm offering even more space. Significant upgrades: New roof (2018) & new high-E HVAC system, complete w/ AC (2021), furnace (2023) ,HT tank (2019) & deck sub structure renos (2023) Outside, enjoy a private backyard w/ a sun deck showcasing stunning city views, underground irrigation, cedar fencing updates (2020), extra storage shed & newly installed eaves, troughs & downspouts (2025). A sing...



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