



3052 WESTSYDE Road Kamloops British Columbia

Westsyde

\$565,000



Built in the 1950s with touches of vintage farmhouse character, this 3 bedroom, 3 bathroom Westsyde home has seen many updates over the years with plenty of room to add your own finishing touches. The main floor features an open living and dining room with a updated gas fireplace and pot lights. The kitchen renovation has been started with newer appliances and French doors opening onto a large covered deck, perfect for entertaining or relaxing. A bedroom and full bathroom complete the main level. Upstairs, you'll find a spacious bedroom along with a loft-style landing currently used as a home office. Attic eaves provide convenient extra storage while the 2-piece bathroom offers potential to add a shower. Downstairs, you'll find a newly renovated bedroom retreat with an electric fireplace and huge ensuite with ample storage. The rest of the basement is a blank canvas waiting for your ideas: create a family room or 4th bedroom along with a separate laundry/utility room. Additional updates include: a heat pump, furnace, hot water on demand and upgraded 200-amp electrical service. Outside, the generous 0.30-acre lot has both a fenced front and back yard, plus a large driveway offering tons of parking. R2 zoning offers possible future redevelopment (subject to City approval.) With over 2200 sq.ft. of interior living space, this property is a fantastic opportunity for someone loo...



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