



## 3225 HARGRAVES Place Kamloops British Columbia

Westside

# \$799,900



Located in the heart of Westside on a quiet cul de sac, this updated 4 bedroom, 4 bathroom home offers a functional family layout, thoughtful updates and a flat, usable yard just steps from schools, trails and recreation. The main floor features a bright living room with vaulted ceilings and direct access to the backyard. The updated kitchen offers plenty of workspace and connects to the dining area, while an additional flex space provides room for a home office, play area or sitting room. A 2pc bathroom, designated laundry room and access to the double garage complete the level. Upstairs, the primary bedroom includes a walk in closet and updated 3pc ensuite. Two additional bedrooms are served by a spacious 5pc bathroom, creating a practical layout for growing families. The lower level adds even more flexibility with a large rec room, fourth bedroom and full 4pc bathroom. A separate entrance, along with wiring already in place for a stove and hood fan, creates excellent potential for an in law suite or extended family living. Outside, the flat yard is easy to enjoy with mature landscaping, BBQ hookups and a stamped concrete pad for the hot tub. Plenty of parking, including space for an RV, trailer or other toys, adds to the home's everyday function. Recent updates include a new hot water tank, modern lighting, window coverings and central vacuum. A well maintained home in on...



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