



# 1075 ACADIA Place Kamloops British Columbia

\$519,900

This 2-bedroom, 2 bathroom half duplex in Brocklehurst offers a large workshop and is perfect for first-time homeowners, investors, or downsizers. Entry is off the carport where you step up to the main floor and enter the living room. Off the living room the kitchen features a functional layout with plenty of counter and cupboard space along with additional light from a skylight. Leading off the adjoining dining room through sliding glass doors is a balcony with space for seating and a BBQ. Down the hall is a spacious four-piece bathroom and a large primary bedroom featuring custom built-in cabinetry and its own sliding-door access to a private covered deck. The basement features great storage off the recroom, a 3pc bathroom with a free-standing sauna and a second bedroom. Rounding off the level is a laundry/utility room and an additional storage room. In the back yard your driveway leads right up to a 60amp workshop perfect for tinkering and complete with a drive-in bay for quads or bikes. Both decks offer enclosed storage beneath, and xeriscaped grounds mean weekends stay free for the things you actually enjoy. Great opportunity to get into the housing market! Tons of parking and room for the RV. Close to school schools, transit and shopping. Call now to book your showing! (id:6769)

Storage 5'3" x 7'1"

Laundry room 8'2" x 10'3"

3pc Bathroom 15'1" x 4'4"

Recreation room 12'4" x 17'6"

Bedroom 10'9" x 10'7"

4pc Bathroom 10'1" x 6'4"

Primary Bedroom 19'3" x 13'1"

Living room 11' x 18'7"

Dining room 7'5" x 9'8"

Kitchen 9'9" x 11'4"

Foyer 3'9" x 6'6"

Other 30'3" x 7'9"

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