



## 1117 LAROQUE Street Kamloops British Columbia

**\$749,900**

Exceptional value in this 2021 built half duplex offering modern finishes, a two car garage, and 1 bedroom suite - perfect for family or as a mortgage helper. Move right into this home as it has so much to offer, starting with a bright and open main floor featuring three spacious bedrooms and two bathrooms, including a generous primary bedroom with a 3 piece ensuite and large walk in closet. The main living area is designed for everyday living and entertaining, with a stylish kitchen, oversized dining area - perfect for hosting dinners with friends and family. Walk into your comfortable open living room that easily accommodates full sized furniture. Downstairs, the entry level includes a spacious foyer, laundry, and direct access to your 2 car garage. Along the back of the home you'll find a self contained one bedroom suite with modern, stylish finishing, open concept living space and a full bathroom - Perfect for rental income, extended family, or added flexibility. Located in a quiet street in Brock, with quick access to shopping and the rest of the city. NO GST, like new home with the balance of home warranty still left. Unbelievable value, move in ready - this won't last long!

(id:6769)

**Bedroom** 10'0" x 12'0"

**4pc Bathroom** Measurements not available

**Primary Bedroom** 13'0" x 12'8"

**Bedroom** 10'2" x 10'8"

**Bedroom** 10'0" x 10'0"

**Dining room** 10'0" x 11'0"

**Living room** 13'6" x 14'6"

**Kitchen** 10'0" x 11'0"

**3pc Ensuite bath** Measurements not available

**4pc Bathroom** Measurements not available

**Living room** 10' x 8'

**Bedroom** 10' x 11'

**Full bathroom** Measurements not available

**Kitchen** 8' x 10'

Listing Presented By:



Originally Listed by:  
Royal LePage Westwin Realty



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