



1939 COLDWATER Drive 112 Kamloops British Columbia

\$779,900

Stunning valley views await in this beautifully maintained 4 bedroom, 3 bathroom rancher style home! The bright, open main floor features vaulted ceilings, laminate flooring and large windows that bring the breathtaking views into the spacious living room. The island kitchen offers a breakfast bar and stainless appliances, while the dining area opens through patio doors to the spacious deck. The master bedroom features a walk in closet, 3 piece ensuite with a larger shower. A second bedroom, 4 piece bathroom and laundry complete the main floor, with easy access to the 20' x 20'11" double garage. The full daylight basement offers a walkout to the covered patio and fenced yard with underground sprinklers. The large rec room provides plenty of space for family fun, plus 2 bright bedrooms, a 4 piece bathroom and good storage. Features include central air and central vacuum. Bareland strata fees are just \$140/month and include water, sewer, snow removal on common property, management fees and common property insurance. Pet rules allow 2 dogs or 2 cats, or 1 dog and 1 cat. Recent updates include newer carpet, hot water tank (September 2023), microwave and dishwasher (2023), plus blown in attic insulation upgraded to R60. Meticulously maintained and updated for comfort. Don't miss this opportunity in one of Kamloops' sought after neighbourhoods! (id:6769)

Other 6'8" x 10'4"

Recreation room 27'3" x 18'3"

Bedroom 11'3" x 13'5"

Bedroom 10'9" x 15'2"

4pc Bathroom Measurements not available

Bedroom 10'11" x 9'8"

Laundry room 4'7" x 8'4"

Primary Bedroom 11'1" x 15'2"

Living room 13'0" x 23'3"

Kitchen 10'9" x 9'10"

Dining room 9'5" x 9'0"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Listing Presented By:



Originally Listed by:
REMAX Kamloops



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