



1212 Linthorpe Road Kamloops British Columbia

\$699,900

Welcome to this well maintained, nicely updated family home in the desirable Batchelor Heights. 1212 Linthorpe Rd features a large, open kitchen and dinning area that flows into the living room where you look out a large bay window featuring great views of the city. Off the dinning area, a glass sliding door opens to a large deck. Featuring a flat backyard where you have a large custom shed that could be used as a hobby shed, or plenty of storage, a play structure for the adventurous kids, small chicken coop and plenty of space for a garden with south facing sun exposure. Also on the main floor, 3 nice sized bedrooms, 1.5 bath, including a 2 piece ensuite in the primary bedroom. This basement entry home features a large foyer and large recreation room, 1 bed, 1 full bath, and kitchenette which could all be easily converted into a suite. Plenty of parking in the paved driveway, including room for an RV/Utility trailer. Recent updates include hot water tank(2 months), AC(2 months), kitchen cabinets refaced including hardware(2 months), and roof(spring of 2023). This family oriented neighborhood includes a bus stop right out front and a little hidden gem of a tot lot park just down the street. Reach out with any questions or to book your personal showing! Subject to probate. (id:6769)

Laundry room 8'0" x 8'8"	Bedroom 10'11" x 11'
Storage 11'4" x 11'4"	Bedroom 9'11" x 10'11"
Foyer 16'6" x 14'5"	2pc Ensuite bath 6'4" x 5'
Bedroom 11' x 14'1"	Primary Bedroom 12'7" x 11'9"
4pc Bathroom 8'2" x 8'	Living room 16'11" x 17'
Recreation room 16'11" x 17'3"	Dining room 11'9" x 11'4"
Family room 16'11" x 8'5"	Kitchen 11'9" x 12'5"

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