



1214 BELAIR Drive Kamloops British Columbia

\$789,900

Welcome to your next home: 1214 Belair Drive! This well-loved Barnhartvale home combines big-lot living with modern updates and beautiful valley views. Set on a 0.33 acre lot, this 5 bed, 3 bath rancher with a daylight basement offers comfort and a flexible layout for families. The main floor features a bright and open living area with an updated kitchen, custom cabinetry, warm wood finishes, a tile backsplash, and a large island. It flows easily into the dining/living space, creating a warm inviting atmosphere. Three bedrooms are located on the main floor, including a primary suite with a modern ensuite. Updates include lighting, paint, some flooring, siding, halo board exterior insulation, and 200 amp service upgrade to give the home a fresh and cared-for look. Downstairs includes 2 additional bedrooms, a full 3 piece bathroom, a spacious rec room, and a dedicated laundry area. This layout works well for families who need extra room or space to grow. Outside, the home is a standout! The large detached two car garage includes partial storage underneath. The flat driveway provides plenty of parking, and the yard has ample room for play, gardening, or future outdoor projects. A deck off the main living area offers views of the valley and surrounding hilltops. Located in a family friendly neighbourhood just down the street from the school, this home offers space, comfort, & strong value with room to make it your own. (id:6769)

Utility room 17'5" x 12'2"

Bedroom 9'9" x 10'4"

3pc Bathroom 6'7" x 7'1"

Recreation room 29'6" x 22'10"

Bedroom 12'4" x 10'6"

Bedroom 12'3" x 9'5"

Bedroom 12'1" x 9'5"

3pc Ensuite bath 4'2" x 7'7"

Primary Bedroom 12'1" x 11'1"

4pc Bathroom 5'1" x 7'7"

Dining room 9'0" x 11'1"

Kitchen 12'5" x 11'1"

Living room 18'7" x 11'9"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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