



# 1271 KIMBERLEY Crescent Kamloops British Columbia

\$739,443

Located on the peaceful Kimberley Crescent in Kamloops, this beautifully updated 5 bedroom single family home is a blend of character and modern functionality. The property features a legal suite, making it an ideal choice for multi generational living or as an investment. As you step inside the main residence, you enter a bright and airy atmosphere highlighted by vaulted cedar ceilings that add warmth and architectural interest. The main floor offers a spacious living room that flows seamlessly toward the back of the home, where you'll find the dining area and kitchen. Thoughtfully designed with Excel Cabinets, the kitchen maximizes storage and workspace, featuring a large peninsula with island seating and deep drawers that are perfect for entertaining. The main level continues with three generous bedrooms, a clean 4-piece bathroom, and convenient stacking laundry. Through a separate second entry, you'll discover the 2 bedroom legal suite, which is currently vacant and move in ready. The suite includes its own dedicated laundry room and a functional layout, currently vacant - pick your new tenants or bring your family members. Peace of mind comes standard here, as the major mechanical updates are already complete: a newer furnace, central A/C (2024), a hot water tank from 2019, 200-amp electrical service, and updated exterior siding and windows. Outdoor living is a highlight of this property, featuring a fully fenced backyard and a spacious upper deck for summer BBQs. The lower deck was custom-built to surround a hot tub (electrical wiring in place) and leads to a private, level lawn. Gardeners will appreciate the separate fenced garden area, while the lane access and dual entry to the yard provide added convenience. (id:6769)

Laundry room 5'7" x 8'2"

Bedroom 10'5" x 10'0"

Bedroom 11'0" x 10'5"

Living room 14'10" x 11'0"

Kitchen 10'0" x 8'0"

Bedroom 10'0" x 11'5"

Primary Bedroom 12'3" x 9'2"

Living room 14'0" x 15'0"

Dining room 11'0" x 8'6"

Kitchen 11'5" x 8'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Kamloops)

<http://www.indybal.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11'6" x 10'0"