



# 1271 KIMBERLEY Crescent Kamloops British Columbia

\$709,000

Located on peaceful Kimberley Crescent, 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. The main level continues with three generous bedrooms, a clean 4-piece bathroom, and convenient stacking laundry. 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 8'0" x 8'0"

3pc Bathroom Measurements not available

Bedroom 11'6" x 10'0"

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 15'0" x 8'6"

4pc Bathroom Measurements not available

Listing Presented By:



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