



## 1295 Monashee Court Kamloops British Columbia

\$695,000

Talk about an unbeatable location! This cozy family home is ideally situated in lower Sahali on a quiet cul-de-sac, backing onto peaceful greenspace. You'll love being within walking distance of the hospital, Pederson Creek recreation trails, and just a short drive (or even a stroll) from downtown Kamloops. This basement-entry home offers plenty of great features, including a completely flat brick driveway, an oversized carport, and a single-car garage. The large, fully fenced backyard has tons of potential for family fun, gardening, or simply relaxing in your own private space (chicken coop included). Inside, you'll find a bright and functional layout with 3 bedrooms and 1.5 bathrooms on the main floor, plus a versatile den and an additional 3-piece bathroom downstairs. The inviting kitchen is bright and open, featuring ample counter space, a large island, and direct access to the backyard deck - perfect for summer BBQs or morning coffee. Some updates include a brand-new roof (excluding carport), 2022 hot water tank, 2019 A/C unit, 2012 furnace, and several updated windows and doors. If you're looking for a well-maintained family home in a sought-after location close to schools, parks, and all amenities, don't let 1295 Monashee Court pass you by! (id:6769)

3pc Bathroom Measurements not available

Den 11'0" x 8'7"

Recreation room 12'8" x 13'10"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 9'3" x 9'9"

Primary Bedroom 10'11" x 12'7"

Bedroom 10'7" x 10'4"

Living room 13'11" x 15'3"

Dining room 8'0" x 11'0"

Kitchen 12'4" x 11'0"

Listing Presented By:



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



Royal

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