



1399 LAMAR Drive Kamloops British Columbia

\$998,000

Beautifully updated 5-bedroom, 3-bathroom family home situated on a fully fenced 0.55 acre flat lot, offering exceptional space, privacy, and an impressive detached shop. The bright main floor features a modern open-concept layout with an updated kitchen showcasing stone countertops, oversized island, gold fixtures including a pot filler, & upgraded appliances. The kitchen flows seamlessly into the dining & living areas and provides direct access to the back deck & patio (gas bbq hook up & hot tub wiring), perfect for entertaining. The main level also includes 3 bedrooms, including a spacious primary bedroom with 2pc ensuite, plus a full main bathroom and storage. Updated flooring, paint, and fixtures throughout create a fresh, contemporary feel. The lower level offers excellent flexibility with 2 additional bedrooms, a large family room, bathroom, laundry area, storage space, & mud room with access to both the attached garage & backyard. Outside, the property is a standout. The detached 812sqft shop is fully insulated, drywalled, heated, & equipped with 100-amp service, 12-foot ceilings, a 10' x 20' overhead door, & built-in air compressor lines--ideal for hobbyists/mechanics. A separate 15' x 24' shed provides additional storage. Major exterior updates include newer windows, roof, and siding, offering peace of mind for years to come. A rare combination of updated living space, substantial parking and workspace, & a large usable lot--all in a desirable Kamloops location.

(id:6769)

- Laundry room 10' x 7'
- Storage 20'0" x 10'0"
- Mud room 13'0" x 9'0"
- Bedroom 11'0" x 11'0"
- Recreation room 19'0" x 13'4"

- Bedroom 10'10" x 12'2"
- Primary Bedroom 12'0" x 12'0"
- Bedroom 11'0" x 9'0"
- Living room 20'0" x 18'0"
- Dining room 11'0" x 10'0"

Bedroom 11'0" x 10'0"

Kitchen 15'0" x 11'0"

4pc Bathroom Measurements not available

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://www.melissahole.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 logo of the 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.