



# 1195 14th Street 14 Kamloops British Columbia

\$499,900

Well maintained rancher-style home offering a functional layout, generous storage, and low-maintenance living in a friendly community. . The spacious foyer leads into the kitchen, which includes all appliances and space for a small eating nook. The adjoining dining and living areas provide access to a covered patio, providing outdoor living space. A bedroom off the entry makes an excellent office, den, or craft room. Main floor laundry includes stacking washer and dryer along with a 3-piece bathroom featuring an updated, tiled walk-in shower. The primary bedroom is spacious and offers a barn door separating the closet area and the 4-piece ensuite. Basement access is available by a built-in lift, which the seller is including, along with the basement fridge and freezer. Downstairs also features a craft room or potential guest bedroom plus a large workshop/storage area. Affordable strata fees of only \$155/month and pets allowed. While the home could benefit from some fresh paint, many important improvements have already been completed, including replacement of the Poly B plumbing, furnace (November 2022), and hot water tank (September 2025). Residents can also enjoy access to a hospitality room for larger gatherings and entertaining. Quick possession possible. (id:6769)

Workshop 13'0" x 24'0"  
2pc Bathroom Measurements not available  
Den 15'6" x 9'0"  
Hobby room 11'0" x 9'0"  
4pc Ensuite bath Measurements not available  
Primary Bedroom 12'0" x 14'0"

3pc Bathroom Measurements not available  
Bedroom 12'0" x 9'0"  
Living room 14'0" x 12'0"  
Dining room 10'0" x 11'0"  
Kitchen 11'6" x 12'6"

Listing Presented By:



Originally Listed by:  
REMAX Kamloops

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



Royal

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