



1532 EMERALD Drive Kamloops British Columbia

\$1,139,900

If you're looking for an immaculate 6-bedroom two-storey home with a mortgage helper, then look no further. Welcome to 1532 Emerald Drive. Enter onto the main floor and you are greeted by a gorgeous feature wall. An office/bedroom that overlooks the front lawn & a 3pc bathroom are located on the front side of the house. The open-concept living, kitchen, & dining rm is perfect for entertaining. The kitchen features a large island, cupboards to the ceiling with interior lighting, & a large pantry. The living rm has a gorgeous built-in entertainment centre with fireplace. Off the kitchen is a mudroom with built-in storage that leads to the garage. The living room steps out onto a cute deck overlooking the backyard with great flow to the living spaces. Upstairs you will find 3 bedrooms including an oversize primary bedroom with built-in dressing table, WI closet and high-end 5pc ensuite with jetted tub and separate tile shower. A 4pc main bath & a cute reading nook round out the main floor. Downstairs is a 1-bedroom inlaw suite with a 4pc bathroom & its own open-concept living, kitchen, and dining area. The suite has recently been made more functional with defined spaces for dining set & living rm furniture. The separate entrance to the suite steps out to a cute, covered patio and low-maintenance backyard. The other half of the basement has an additional bedroom, 4pc bathroom and a wet bar area perfect for a teenager or as a nanny suite. Nothing to do here but move in and enjoy. (id:6769)

5pc Ensuite bath 6'10" x 12'
Other 11'3" x 6'6"
Primary Bedroom 17'2" x 14'7"
Bedroom 13' x 10'11"
4pc Bathroom 6'3" x 9'1"
Laundry room 9'1" x 6'
Bedroom 14'7" x 12'2"
Dining nook 15' x 10'

4pc Bathroom 5'11" x 7'8"
Bedroom 11'7" x 8'6"
Living room 18'8" x 16'4"
Mud room 5'2" x 12'7"
Kitchen 12'7" x 15'9"
Dining room 18'8" x 9'8"
3pc Bathroom 6'4" x 7'6"
Bedroom 14'5" x 11'5"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



Royal

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Utility room 4'11" x 7'6"

Foyer 5'11" x 16'4"

Other 5'4" x 11'1"