



# 1715 COLDWATER Drive Kamloops British Columbia

\$749,900

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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

Great value in this substantially updated 4-bedroom home in Juniper Elem. catchment. The main floor features a tastefully renovated kitchen with stone countertops, seating peninsula, eat-in nook, and stainless-steel appliances. A separate dining room with space for a large dining table is adjacent to the kitchen and flows nicely through to the living room. The main floor living room has also been updated and features a vaulted ceiling with lots of windows and is flooded with natural light. Off the living room is a terrific front deck with great views of the mountains and valley below. Down the hall are 3 bedrooms including the primary bedroom with double closets and attached 3pc ensuite. A 4pc main bathroom rounds out the main floor. Step outside from the kitchen and you will find a brand-new deck (2026) with beautiful landscaping all around. There are many beautiful flowers planted in the retaining wall planters in this backyard oasis. On the upper portion of the yard is a terrific patio space with amazing views looking over top of the house. The basement level has an additional bedroom used as an office near the front entrance. There is also a large rec room, laundry room with lots of storage, 2pc bathroom, utility room, and a large storage room in the basement. Lots of parking with double garage and large driveway + extra RV parking on a paver driveway. Great location close to corner store, Juniper Park/ Bike Ranch. Don't miss this great home, book your showing today. (id:6769)



Royal

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- Utility room 6'1" x 8'7"
- Laundry room 13'7" x 11'11"
- Storage 5'10" x 8'2"
- 2pc Bathroom 6' x 4'
- Bedroom 8'2" x 10'2"
- Recreation room 17' x 13'7"
- Foyer 5'10" x 5'
- 4pc Bathroom 9'8" x 8'
- 3pc Ensuite bath 6' x 6'11"
- Primary Bedroom 11'10" x 11'8"
- Bedroom 9'8" x 9'9"
- Bedroom 9'8" x 9'9"
- Living room 11'10" x 16'5"

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