



# 1748 North River Drive Kamloops British Columbia

\$719,900

You will love this well-maintained and updated 3 bedroom, 3 bathroom home situated on a 0.21 acre lot in the highly desirable Batchelor Heights neighbourhood, offering beautiful city views. This property is perfect for young families or first-time home buyers looking for space, comfort, and future potential. Inside, you'll find recently updated flooring, paint, trim, light fixtures, plumbing fixtures, and door hardware throughout, creating a clean and modern feel. The home has seen numerous updates over the years including windows, furnace, central A/C, and the roof is in great condition. Enjoy the nicely landscaped front yard and convenient stairs off the patio doors for easy outdoor access. The fully fenced backyard offers privacy and space for kids, pets, or entertaining. The unfinished basement is already framed and ready for your ideas, with potential for a 4th bedroom and either a large rec room or a smaller rec room plus additional living space. There is also a separate hobby room, perfect for an office, or extra storage. A great opportunity to get into a fantastic neighbourhood with room to grow. Don't miss this one! (id:6769)

- Bedroom 11'1" x 9'8"
- Bedroom 11'1" x 9'10"
- 4pc Bathroom Measurements not available
- Utility room 13'5" x 10'8"
- Hobby room 8' x 7'5"
- Living room 15'4" x 10'4"
- Bedroom 11'3" x 9'0"
- 3pc Ensuite bath Measurements not available
- Foyer 7'1" x 4'7"
- Mud room 9'2" x 6'5"
- Primary Bedroom 12'0" x 10'
- Kitchen 10'7" x 10'
- Dining room 11'9" x 9'2"
- Living room 15'10" x 12'2"
- 3pc Bathroom Measurements not available

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Listing Presented By:



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Royal LePage Kamloops Realty  
(Seymour St)

<https://aarongoddard.ca/home>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com