



179 Monmouth Drive Kamloops British Columbia

\$749,900

This centrally located Sahali home offers 4 bds +den, 3 baths and over 2,400 sqft of functional living space, providing plenty of room for a growing family. Located in one of the most established and desired neighborhoods in Kamloops. Substantial improvements over the yrs, include roof, windows, siding, eaves, furnace, C/A and so much more. Main level is accented by beautiful HW floors and a bright layout. The kitch serves as a practical hub for busy mornings, featuring a gas range, SS appliances, tile backsplash, island/eating bar and sunny bay window. Spacious living rm with FP and separate dining with French door access to a huge cov deck... ideal spot for relaxation and outdoor dining while taking in the northern views. The primary suite is generously scaled to accommodate king-sized furniture and includes an ensuite. On the lower level, a separate side entry leads to a lrg rec rm with newer gas FP, additional bdrm, bathroom, laundry and den, offering the flexibility for a playroom, home office or potential mortgage helper. Outside, the backyard is fully fenced, landscaped with tiered gardens, patio area and shed. Ample parking here with the carport + expansive driveway. Positioned within walking distance to schools, transit and parks and just minutes from TRU and local shopping/restaurants, this property represents a move-in-ready opportunity for first time buyers or those looking to establish roots in a high-demand neighborhood. Some photos are digitally staged. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://kamloopsproperties.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Utility room 10'11" x 9'11"

Full bathroom 10'11" x 5'3"

Bedroom 14'1" x 11'0"

Den 12'4" x 11'1"

Foyer 6'2" x 3'1"

Bedroom 12'10" x 9'0"

Bedroom 11'6" x 8'11"

Full bathroom 6'11" x 7'6"

Full ensuite bathroom 4'4" x 7'11"

Primary Bedroom 14'9" x 13'7"

Living room 16'9" x 13'2"

Dining room 11'2" x 11'8"

Kitchen 11'8" x 11'4"

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 trademarks 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.