



## 1838 CATHEDRAL Court Kamloops British Columbia

**\$1,149,000**

Extensively renovated Upper Sahali home in a highly sought after cul-de-sac location with in-law suite potential. Walk through the main entry of this home and you will find a grand entry which is as high as the second level. Off of the main entry there is a large formal living room with vaulted ceiling, updated fireplace, flooring and paint. The kitchen was fully gutted and renovated with white custom cabinetry and stone counters. There is a cute nook overlooking the flat private yard. Off of the kitchen there is a family room with yard access and an office space. The top floor includes 3 good sized bedrooms. The primary suite has vaulted ceilings, walk-in closet and a 3-piece ensuite. The two additional bedrooms on the top floor are great for the kids or guests as they have their bathroom across the hall. The basement level has lots to offer with a huge storage space which could become an additional bedroom or workshop. There is a nice size family room with fireplace, additional bedroom, 3-piece bathroom and a separate entry to a storage/gym/mudroom space which would be perfect for a kitchen if an in-law suite is desired. The yard is fully fenced and offers tons of privacy with lots of room for the entire family. Full list of upgrades included in documents. (id:6769)

3pc Ensuite bath 7'11" x 7'1"

4pc Bathroom 9'2" x 7'1"

Bedroom 10'7" x 11'6"

Bedroom 9'8" x 11'6"

Primary Bedroom 14'10" x 16'10"

Mud room 10'7" x 19'10"

Bedroom 13'1" x 13'4"

3pc Bathroom 8'5" x 6'8"

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Recreation room 16'2" x 10'1" members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the

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Royal

**LePage Kelowna**

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2pc Bathroom 7'6" x 7'1"

Laundry room 7' x 7'1"

Foyer 11'6" x 8'8"

Office 13'11" x 10'7"

Family room 13' x 13'8"

Dining nook 8'4" x 5'10"

Kitchen 14' x 13'4"

Dining room 12' x 11'6"

Living room 18'2" x 14'7"

Recreation room 16'2" x 10'1"