



1933 Ash Wynd Kamloops British Columbia

\$694,900

Move in ready level entry home in Pineview Valley offering 3+1 bedrooms and 2.5 bathrooms. Step inside and you'll be welcomed by a functional layout featuring a bright living space, a spacious kitchen with a dedicated coffee bar, and french doors off the dining area providing seamless access to the patio and backyard with a natural gas BBQ hookup. The main floor offers three bedrooms, with the primary bedroom featuring its own 2 piece ensuite, along with boxed windows in the bedrooms adding a touch of charm and a place to keep your plants happy. Downstairs provides even more flexibility with an additional bedroom, a fully finished and spacious rec room, workshop, utility room, and plenty of space to adapt to your lifestyle needs. Whether you're looking for a family room, games room, home gym, or hobby space, the options are here. Situated on a corner lot, the backyard area offers room for a patio, gardens, pets, and kids while keeping yard maintenance to a minimum. Additional updates include new gutters in 2025, with the furnace and hot water tank only a couple years old. Located just steps from the new elementary school opening in 2026, this home offers strong appeal for future focused families, first time buyers, downsizers, and those looking for a well positioned home in a growing community. Don't miss this opportunity in a family friendly neighbourhood close to trails, parks, shopping, and everyday amenities! (id:6769)

4pc Bathroom 9'4" x 12'

Recreation room 20'11" x 24'

Workshop 17' x 11'10"

Laundry room 5'4" x 2'11"

Bedroom 12'2" x 12'7"

2pc Ensuite bath 7' x 3'9"

Bedroom 12'8" x 8'2"

4pc Bathroom 5'1" x 8'2"

Bedroom 7'10" x 11'10"

Kitchen 10'2" x 11'10"

Dining room 8'9" x 11'10"

Living room 13'4" x 12'2"

Primary Bedroom 11'7" x 11'10"

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