



# 2035 Monteith Drive Kamloops British Columbia

\$799,900

Listing Presented By:



Originally Listed by:

Re/Max Alpine Resort Realty Corp.

What a location! This level-entry 4-bedroom, 3-bathroom home backs directly onto Albert McGowan Park, with a back gate opening to the splash park, duck pond, and baseball fields. Short walk to Albert McGowan Elementary, which is a small and beloved community school. Perfect for a young family putting down roots, or a downsizer who wants the grandkids walking over after school. Inside, the open-concept kitchen features a large island, undermount lighting, hardwood floors throughout, and an open-concept layout that flows to a covered deck. The main floor has two large bedrooms. The primary bedroom offers built-in closets and a 5-piece ensuite with a jacuzzi tub. The second bedroom has a built-in desk facing the park and a built-in hide-a-bed for guests. The entire basement has been freshly finished within the last 90 days and offers a bright daylight walkout with 2 bedrooms and a full bathroom. Secured storage under the deck is ideal for workshop tools, lawn equipment or anything else. Lots of parking with a 2-car garage. All major components have been updated, including an oversized Navien on-demand hot-water system. Open House Saturday, March 7th, 1-3 pm. Take a look! (id:6769)



Royal

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Bedroom 11'5" x 11'3"

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Bedroom 11'5" x 11'4"

Primary Bedroom 14'6" x 11'6"

Utility room 9'4" x 7'1"

Living room 14'0" x 16'1"

Laundry room 11'6" x 7'5"

Dining room 10'11" x 9'4"

Recreation room 25'11" x 19'2"

Kitchen 10'11" x 9'10"

Bedroom 12'5" x 12'3"

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