



2045 Valleyview Drive Kamloops British Columbia

\$934,900

Rare 6-Bedroom Family Home on a Private .55-Acre Lot Offering space, flexibility, and income potential all in one package, this beautiful home sits walking distance to both elementary and secondary schools. The main living area offers 5 bedrooms, 2 living rooms, and a large, bright kitchen. Enjoy stainless steel appliances, 2 pantries, and an abundance of storage, while the primary bedroom enjoys its own ensuite and private deck access. Major systems have all been recently updated: furnace (Nov 2015) with Ecobee smart thermostat and 9 remote sensors, roof (2016), hot water tank (Dec 2023), A/C (2024), and 100 amp electrical with an EV charger (2026). Downstairs you'll find a fully self-contained suite with 1 bedroom plus an office/den area. It features its own full kitchen and separate laundry. Outside, enjoy your Arctic Spa saltwater hot tub, a fully insulated detached workshop (11x36), and a fenced yard with tiered usable space and a garden. As a major bonus, the property offers covered carport parking, plus ample RV and additional parking, underground irrigation throughout (including the front cedars), and vehicle backyard access. A rare combination of space, income, and location -- this one truly checks every box. Contact the listing agent today for a full feature sheet and to book your private viewing! (id:6769)

Den 6' x 5'	Kitchen 20'10" x 14'2"
Bedroom 15'11" x 11'8"	Primary Bedroom 14'7" x 12'8"
Living room 17'9" x 14'2"	Bedroom 8'3" x 14'11"
Dining room 10'9" x 10'7"	Family room 11'8" x 12'
Bedroom 10'5" x 12'8"	Kitchen 9'6" x 19'5"
Bedroom 9'4" x 8'8"	Living room 14'7" x 21'6"

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