



# 2109 Grasslands Boulevard Kamloops British Columbia

\$799,900

This beautiful family home has been tastefully updated, meticulously cared for, and offers RV/boat parking. The basement is also easy to suite! Nestled on a 6,500 sq ft lot in Batchelor Heights, this property backs onto greenspace and is located right across the street from Saddleback Park - just steps away from hiking and biking trails in the Lac du Bois Grasslands. The main floor boasts a bright, open floor plan with high vaulted ceilings in the spacious living room, a custom kitchen with an island, a built-in pantry, and granite countertops, plus a large dining area with access to the back patio and fully fenced yard. The main floor is complete with three bedrooms and two full bathrooms, including the primary bedroom with a walk-in closet and a 3-piece ensuite. The lower level could easily be converted into a one-bedroom, one-bathroom basement suite. It currently features an office, a fourth bedroom, a 2-piece bathroom, a large laundry room, and a huge rec/media room with a built-in surround sound system. Other features include central A/C and heat pump, central vacuum, underground sprinklers, a storage shed, wiring for a security system, professional landscaping, and 200 AMP service. Contact the listing agent, Cam McKeen, for more information or to book a viewing! (id:6769)

2pc Bathroom Measurements not available

Office 11'7" x 7'6"

Foyer 7'0" x 6'0"

Recreation room 19'0" x 16'0"

Bedroom 10'0" x 9'6"

Laundry room 10'7" x 6'6"

Utility room 7'6" x 8'4"

Living room 16'0" x 14'6"

Kitchen 11'6" x 10'6"

Dining room 14'6" x 9'0"

4pc Bathroom Measurements not available

Primary Bedroom 14'6" x 13'0"

Bedroom 10'6" x 10'6"

Bedroom 9'8" x 9'8"

3pc Ensuite bath Measurements not available

Other 7'6" x 6'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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