



# 211 Connaught Road Kamloops British Columbia

\$549,900

Character, charm and an exceptional West End location come together at 211 Connaught Road. Lovingly cared for by the same owners for more than 45 years, this inviting 1957-built home offers four bedrooms, two bathrooms and beautiful views of the Thompson River, Mountains and City. The bright main level is filled with natural light and features original hardwood flooring throughout the spacious living and dining areas. A large picture window perfectly frames the impressive river and mountain views. The functional kitchen includes an eat-in dining area with direct access to the private, park-like backyard—an ideal setting for relaxing, gardening or entertaining. The main level also features 3 nice sized bedrooms and a generous five-piece bathroom and laundry area complete the main floor. The lower level offers a large fourth bedroom, three-piece bathroom, spacious recreation room and a comfortable family room with a gas fireplace. The 20'4" x 22'5" garage offers excellent parking and storage. Recent updates include the roof (2017), hot water tank (2021), newer main-floor windows and updated double garage doors. Ideally situated next to a city park and within walking distance of the Farmers' Market, Riverside Park, Royal Inland Hospital, coffee shops, restaurants, shopping and downtown amenities. This is a truly special opportunity to make a well-loved home your own in one of Kamloops' most desirable and welcoming neighbourhoods. Quick possession is possible. (id:6769)

Listing Presented By:  
  
Originally Listed by:  
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|-----------------------------------------|---------------------------|
| Utility room 10'3" x 12'                | Bedroom 9'1" x 11'11"     |
| 3pc Bathroom Measurements not available | Office 10'9" x 8'7"       |
| Bedroom 10'1" x 9'5"                    | Laundry room 5'7" x 5'10" |
| Living room 22'1" x 14'1"               | Dining nook 12'8" x 10'7" |
| Recreation room 24'2" x 11'6"           | Kitchen 11'8" x 10'7"     |

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