



# 2460 Briarwood Avenue Kamloops British Columbia

\$795,000

Welcome to this well cared for cathedral entry home in a great family-friendly neighbourhood, offering tasteful updates and a functional layout throughout. The bright main floor features an inviting living space with updated paint and plenty of natural light, along with two bedrooms and a full bathroom, while the basement offers excellent flexibility with two additional bedrooms, a second bathroom, and a spacious rec room making it perfect for growing families, guests, or extra living space. Step outside to a large, flat yard designed for both relaxation and entertaining, complete with underground sprinklers and a beautiful in-ground pool with a new pump (2025), just in time to enjoy for the summer. Other updates include new windows (2025) and a new roof (2023). This move-in ready home truly combines comfort, updates, and exceptional outdoor living, all in a convenient location close to the newly built Parkcrest Elementary School, walking trails, transit, airport, and more! (id:6769)

Bedroom 11'7" x 9'11"

Bedroom 11'9" x 10'6"

Recreation room 18'2" x 11'7"

3pc Bathroom Measurements not available

Bedroom 12'4" x 9'1"

Primary Bedroom 14'9" x 11'0"

Kitchen 18'8" x 10'2"

Dining room 16'2" x 12'3"

Living room 18'1" x 13'8"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://sureenagillrealestate.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.