



# 264 Monmouth Drive Kamloops British Columbia

\$774,900

View home in highly desirable Sahali neighborhood, this well-maintained rancher offers exceptional blend of comfort, privacy & investment potential in a quiet, family-friendly neighbourhood close to schls & amenities. The main level feats 3 bedrooms, fresh paint & a bright, open layout w/ 3/4 inch hardwood & slate tile flooring throughout. The white kitchen is both stylish & functional, offering a breakfast bar, granite sink, full pantry, ample cupboard & counter space + updated fridge & dishwasher. The inviting living rm is anchored by a new gas fireplace (2022), numerous window updates add exceptional views w/ loads of natural light. Main flr laundry for convenience. The primary bedrm includes a 2-piece ensuite & walk-in closet, complemented by a 4-piece main bathrm. Downstairs, you'll find a fully self-contained 1-bedroom in-law suite w/ a newly installed kitchen, updated flring, a 4-piece bathrm, separate laundry, & approximately 200 sq. ft. of additional storage, + a lрге mechanical rm offering even more space. Significant upgrades: New roof (2018) & new high-E HVAC system, complete w/ AC (2021), furnace (2023) ,HT tank (2019) & deck sub structure renos (2023) Outside, enjoy a private backyard w/ a sun deck showcasing stunning city views, underground irrigation, cedar fencing updates (2020), extra storage shed & newly installed eaves, troughs & downspouts (2025). A single-car garage flat driveway & plenty of additional street parking round out this impressive package. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

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Living room 11'8" x 9'5"

Dining room 9'6" x 9'6"

Kitchen 11'0" x 9'6"

Laundry room 8'4" x 6'5"

4pc Bathroom Measurements not available

Bedroom 11'2" x 13'1"

Storage 15'5" x 5'6"

Utility room 8'3" x 4'

Bedroom 11'5" x 10'7"

Bedroom 11'5" x 10'7"

2pc Ensuite bath Measurements not available

Primary Bedroom 10'1" x 13'1"

4pc Bathroom 5'4" x 8'5"

Dining room 7'11" x 9'6"

Living room 13'2" x 18'11"

Kitchen 11'5" x 11'4"

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