



# 2740 Simms Place Kamloops British Columbia

\$1,569,000

If you've been searching for space, privacy, and a home that's already been beautifully updated, this is it. Set on just under 5 acres within Kamloops city limits, this property offers a peaceful setting without sacrificing convenience. The main floor has been completely refreshed with a bright, modern kitchen, quartz countertops, a large island, and warm engineered wood flooring throughout. With 3 bedrooms and 2 full bathrooms, it's move-in ready for family living. Downstairs, the partially finished basement offers room to grow, with a rec room, bathroom rough-in, and future development potential. Step outside and enjoy the lifestyle this property offers with fenced paddocks, a spacious barn, loafing shed and room to ride, roam, or simply unwind. With city water supply, paved access, and zoning that may allow for a coach house, the possibilities here are wide open. A rare chance to enjoy acreage living just minutes from the heart of Kamloops. (id:6769)

Recreation room 29'10" x 14'9"

Bedroom 9'9" x 9'9"

Bedroom 11' x 9'1"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 13'8" x 12'2"

Foyer 10' x 8'3"

Family room 19'3" x 14'5"

Living room 18'4" x 11'10"

Dining room 14'8" x 13'6"

Kitchen 15'4" x 10'11"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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