



## 2768 VALLEYVIEW Drive Kamloops British Columbia

\$744,000

Great opportunity in this Valleyview house featuring a 2-bedroom suite with separate electrical - perfect as a mortgage helper or for extended family, complete with their own private, fully fenced backyard. The main level offers a bright and spacious open-concept layout with a beautifully updated modern kitchen, accented by stainless steel appliances. A standout feature is the 3-bedroom upper level, ideal for families, along with a large updated bathroom with double sinks, separate laundry, and dedicated storage. Step outside to your newer, oversized deck - perfect for hosting friends and family, overlooking a private yard that's ideal for kids and pets to enjoy. The lower level is fully self-contained with 2 large bedrooms, a stylish updated kitchen, full bathroom with tub, separate laundry, and a comfortable living space - offering flexibility for income or multi-generational living. Extensive updates over the years include added sound barrier between suites, durable flooring, updated fixtures, modern vanities, and upgraded plumbing and electrical with separate meters. The roof is approximately 5 years old, offering peace of mind for years to come. Each level features its own private yard and separate driveway, creating excellent separation and privacy. Located just steps from hiking trails - perfect for walking right from your doorstep. Located in quieter Valleyview location, with easy highway access to downtown, major shopping, and restaurants. Notice to show. (id:6769)

Dining room 10'0" x 8'0"

Living room 22'0" x 12'0"

Kitchen 10'0" x 9'0"

Bedroom 11'0" x 9'0"

Bedroom 12'0" x 8'0"

Primary Bedroom 13'0" x 12'0"

4pc Bathroom Measurements not available

Living room 10'0" x 8'0"

Kitchen 10'0" x 12'0"

Bedroom 12'0" x 14'0"

Bedroom 12'0" x 12'0"

Full bathroom Measurements not available

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