



3052 WESTSYDE Road Kamloops British Columbia

\$565,000

Built in the 1950s with touches of vintage farmhouse character, this 3 bedroom, 3 bathroom Westsyde home has seen many updates over the years with plenty of room to add your own finishing touches. The main floor features an open living and dining room with a updated gas fireplace and pot lights. The kitchen renovation has been started with newer appliances and French doors opening onto a large covered deck, perfect for entertaining or relaxing. A bedroom and full bathroom complete the main level. Upstairs, you'll find a spacious bedroom along with a loft-style landing currently used as a home office. Attic eaves provide convenient extra storage while the 2-piece bathroom offers potential to add a shower. Downstairs, you'll find a newly renovated bedroom retreat with an electric fireplace and huge ensuite with ample storage. The rest of the basement is a blank canvas waiting for your ideas: create a family room or 4th bedroom along with a separate laundry/utility room. Additional updates include: a heat pump, furnace, hot water on demand and upgraded 200-amp electrical service. Outside, the generous 0.30-acre lot has both a fenced front and back yard, plus a large driveway offering tons of parking. R2 zoning offers possible future redevelopment (subject to City approval.) With over 2200 sq.ft. of interior living space, this property is a fantastic opportunity for someone looking to complete the renovations and make this charming Westsyde home their own. (id:6769)

Bedroom 15'7" x 11'9"

2pc Bathroom 9'11" x 6'3"

Primary Bedroom 19'3" x 10'10"

4pc Ensuite bath 13'4" x 10'11"

Utility room 32'11" x 12'11"

Mud room 7'4" x 6'8"

Living room 21'5" x 11'9"

Dining room 12'2" x 11'9"

Kitchen 22'7" x 13'4"

Bedroom 11'1" x 10'8"

4pc Bathroom 7'4" x 6'2"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

<http://www.kamloopssold.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.