



# 309 Armour Place Kamloops British Columbia

\$959,900

Rare opportunity to own the perfect family home on a quiet cul-de-sac just 2 blocks from the Elementary School! Sitting on a spacious 1/2 acre lot, this property offers ample parking, a dedicated RV space with 30-amp plug, a 28' x 20' powered detached shop, multiple raised garden beds and a fully fenced yard perfect for kids, pets, and even room for a future pool if desired. The ideal two-storey layout features 4 large bedrooms upstairs plus 13.5' x 14' playroom. The main level offers a bright, open-concept design with a spacious kitchen and large island that flows seamlessly into the family room, offering full backyard views great for entertaining and watching the kids play. Numerous upgrades have been completed within the last 10 years including cedar fencing, 200-amp electrical upgrade, furnace, central AC, hot-water tank and roof. Home also offers an oversized double garage, UG Sprinklers and a full crawlspace for storage. Short walk to Rae-Mor Park with its pump track, skate park & private beach access to the river. Only 30 minutes to Sun Peaks Ski Resort. Don't miss out, book your private viewing today! (id:6769)

Other 13'4" x 5'

Dining nook 12'8" x 7'

4pc Ensuite bath Measurements not available

5pc Bathroom Measurements not available

Playroom 14'3" x 13'6"

Primary Bedroom 13'2" x 13'5"

Bedroom 12'4" x 9'11"

Bedroom 11' x 10'

Bedroom 11'6" x 10'

Other 7'7" x 5'10"

Foyer 10' x 6'

2pc Bathroom Measurements not available

Living room 19'6" x 12'10"

Dining room 13'10" x 11'4"

Dining nook 6'10" x 5'1"

Family room 13'4" x 18'1"

Kitchen 10'4" x 14'

Listing Presented By:



Originally Listed by:

Re/Max Alpine Resort Realty Corp.



Royal

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