



3225 HARGRAVES Place Kamloops British Columbia

\$809,900

This updated 4 bedroom, 4 bathroom home is located in the heart of sought after Westsyde. Tucked away in a quiet cul de sac, it's steps to schools, trails and recreation. Inside, the main floor welcomes you with a bright living room featuring a gas fireplace and access to the deck & backyard. The updated kitchen has plenty of space for cooking, with an adjoining dining room and flexible bonus space. A convenient 2pc bathroom, laundry room and access to the double garage round out the main floor. Upstairs, the spacious primary suite includes a walk in closet and a sleek 3pc ensuite. Two more bedrooms share a beautifully finished 5pc bathroom, offering plenty of room for everyone. The lower level boasts a versatile living space, complete with a 4th bedroom, full 4pc bathroom and a spacious living room with unique ceiling detail. Featuring a separate entrance, as well as stove plug & hood vent wiring in place, this area is perfect for an in law suite or extended family. Outside, you'll find a flat lot with mature landscaping, BBQ hookups, a stamped concrete pad for the hot tub and tons of parking, including room for your toys! With thoughtful updates throughout, including central vac, brand new HWT, modern light fixtures and window treatments, as well as its close proximity to schools, recreation and all amenities, this home is move in ready and waiting for you. (id:6769)

Bedroom 11'5" x 8'11"	Other 11'1" x 16'7"
Bedroom 10'9" x 11'8"	Bedroom 15'5" x 8'7"
5pc Bathroom Measurements not available	Foyer 8' x 7'6"
Primary Bedroom 13'11" x 12'4"	Living room 12'9" x 19'10"
3pc Ensuite bath Measurements not available	Other 12'8" x 8'11"
Other 8'10" x 5'9"	Dining room 15'7" x 11'
Foyer 9'10" x 8'10"	Kitchen 18'3" x 13'5"
4pc Bathroom Measurements not available	2pc Bathroom Measurements not available
Living room 15'17" x 17'1"	Laundry room 6'0" x 15'6"

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd.



Royal

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