



## 3297 Bank Road Kamloops British Columbia

\$849,500

Charming comes to mind after seeing this hidden gem, wow! From the picture-perfect porch & sitting area at the entry, you move right on into this bright & cheery open concept home. The main floor has 9' ceilings, 3 bedrooms & 2 baths, with a vaulted great room and kitchen that will blow your socks off! Premium upgrades to the decor with vinyl windows and custom blinds up & down, a gas fireplace with stone finish, and full size appliances on both levels, really set this home apart. All major systems are either new or close to it and are dialed in for smooth operation. You'll stay comfortable all year with a well serviced central air system coupled with a newer furnace with 7 years still on the warranty. This home boasts a premium security system. The exterior is well lit with commercial lighting all the way to the exterior basement entry. This home has a very impressive 2-bedroom suite down with separate entry and its own laundry. Both kitchens up & down are by 'Excel Kitchens'. A ton of upgrading has made this home a very sound investment. The spacious, 1/3-acre, low maintenance yard with 7- zone irrigation system is fully fenced, flat, and all usable. Park 2 in the garage and 5 more in the driveway, tons of room! The stellar location is a block off the river and close to all amenities, shopping, schools, gas, and is located right on the Rivers Trail System. Whether you're ramping it up or slowing things down in life, this is a great neighborhood for all generations to enjoy! (id:6769)

Bedroom 11'3" x 10'0"

Bedroom 13'8" x 8'11"

3pc Bathroom 8'2" x 5'10"

Living room 15'6" x 11'9"

Kitchen 11'1" x 8'5"

3pc Ensuite bath 8'4" x 5'6"

Great room 16'0" x 13'0"

Dining room 13'0" x 8'8"

Kitchen 10'8" x 10'0"

Primary Bedroom 15'6" x 11'0"

Laundry room 5'6" x 5'6"

Bedroom 10'0" x 10'0"

3pc Bathroom 9'6" x 5'0"

Bedroom 10'0" x 11'0"

Foyer 5'0" x 5'0"

Listing Presented By:



Originally Listed by:

Riley & Associates Realty Ltd.

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Royal

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