



# 3380 MCGREGOR Road Kamloops British Columbia

\$339,900

Cozy Hillside Hideaway - Year-Round 3 Bedroom Home. Welcome home to peace and quiet on McGregor Road--where there's no thru traffic, just tranquility. This charming 3-bedroom, year-round residence offers a perfect blend of rustic comfort and modern updates. The terraced hillside property provides both privacy and a flat yard, with convenient level access to the upper floor. A handy shed houses a 1,500-gallon water tank (delivered by truck), ensuring reliable domestic water. Step inside through the welcoming porch into a spacious open-plan living room with easy-care laminate floors and a wood stove that radiates warmth. The dining area flows into the bright country kitchen, complete with stainless steel stove and fridge, plus a propane wall furnace for extra cozy heat. A quaint breakfast nook is the perfect spot for morning coffee. Upstairs, the vaulted stairwell features a clever built-in drying rack for laundry (portable washer included). You'll find three bedrooms and a 4-piece bath with composting toilet. The primary bedroom boasts a generous 5'8" x 11' walk-in closet and direct access to the upper deck with lovely views. Recent updates include a 200-amp electrical panel and a newer roof. If you're seeking a peaceful retreat with year-round comfort, this unique home is ready to welcome you! (id:6769)

- Bedroom 7'5" x 9'8"
- Primary Bedroom 11'0" x 13'2"
- Bedroom 8'6" x 11'5"
- 4pc Bathroom Measurements not available
- Mud room 10'3" x 4'7"
- Dining nook 7'2" x 7'6"
- Kitchen 12'7" x 15'5"
- Dining room 8'6" x 9'9"
- Living room 15'6" x 18'5"

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