



## 342 Monmouth Drive Kamloops British Columbia

\$564,900

Nestled in the heart of an established Sahali neighborhood, this freehold half-duplex at 342 Monmouth presents a versatile opportunity for families and investors alike. The level entry main floor welcomes you with a bright, spacious living and dining area, offering newer hard flooring and a neutral color palette that makes the space feel modern and move in ready. A functional kitchen boasts ample cabinetry and counter space, leading down the hall to two spacious bedrooms and an updated four piece bathroom. Stepping down into the lower level offers a generous storage room for use by the upper floor with access into the shared laundry ensuring ease of use for both occupants. The property's lower level features a desirable one bedroom plus den basement suite with a private entrance, offering a layout that is far brighter and more spacious than your typical secondary suite. Outdoor living is a highlight, featuring a private, courtyard style front yard with new landscaping and drip irrigation for your garden beds. In the rear, you'll find access to the suite and a bonus 19'2 x 7'4 insulated wood-framed workshop, perfect for hobbies or additional storage. With steps to transit, a convenience store and the french-immersion elementary school, this home is one to add to the list. (id:6769)

Storage 12'5" x 5'5"

Laundry room 9'5" x 7'

Den 8'10" x 10'11"

4pc Bathroom Measurements not available

Bedroom 10'11" x 10'8"

Primary Bedroom 9'5" x 13'1"

Living room 16'8" x 13'3"

Dining room 9'9" x 6'

Kitchen 11'10" x 9'10"

Full bathroom Measurements not available

Primary Bedroom 12'5" x 11'6"

Living room 11' x 12'7"

Dining room 4' x 8'

Kitchen 11' x 11'

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.indybal.com/>



Royal

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