



## 4654 Spurraway Road Kamloops British Columbia

\$799,900

Welcome to this beautifully updated 4 bdrm, 3 bath Rayleigh home, where thoughtful design, flexible living space, & an exceptional location come together seamlessly. Situated in one of Kamloops' most family-friendly neighbourhoods, this property offers a bright, self-contained 2-bdrm in-law suite & an impressive 18' x 25' heated garage w/mezzanine, ideal for a home gym, hobby space, storage, or recreational toys. The main level features a spacious entry that opens to a crisp, functional kitchen w/ample cabinetry, updated SS appliances & countertops, flowing effortlessly into the open dining & living areas. The primary bdrm offers a w/i closet & 3pc ensuite, dedicated laundry w/direct access to the backyard & a lg pantry for all your storage needs. Step outside to enjoy the beautifully landscaped, private, fully fenced, flat yard with gated access on both sides. The expansive, partially covered deck w/hot tub captures captivating mtn views, & offers the perfect space to unwind after a long day, or entertain family & friends. The lower level features an impressive self-contained 2-bdrm suite with a spacious living/media rm that could easily be reincorporated back into the main home if desired. Central A/C & EV Charger recently installed. Located within walking distance to the elementary school, Rae-Mor Park, & near the Tournament Capital Ranch, with quick access to downtown Kamloops, public transit, & Sun Peaks, this home delivers comfort & flexibility in one complete package! (id:6769)

4pc Bathroom Measurements not available

Dining room 12'9" x 13'

Kitchen 14'5" x 13'

Living room 23'10" x 12'

Bedroom 9'5" x 13'

Bedroom 16'2" x 12'

4pc Bathroom Measurements not available

Bedroom 11'10" x 12'3"

3pc Ensuite bath Measurements not available

Primary Bedroom 11'10" x 12'9"

Laundry room 6'4" x 8'6"

Living room 15'5" x 17'5"

Kitchen 11'6" x 11'

Foyer 6'6" x 12'9"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

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