



# 514 Battle Street Kamloops British Columbia

\$699,900

Charming West End Opportunity! Welcome to one of the best locations in town. This well-kept home is full of potential and sits in a quiet, established West End neighbourhood just minutes from parks, schools, and shopping. Upstairs features three good-sized bedrooms, a formal dining area, and a large living room centred around a cozy gas fireplace. The functional kitchen comes with three appliances and has room for a breakfast nook or eating area. Step outside onto the oversized deck and take in stunning views of the city, river, and mountains. Downstairs offers a bright, open rec room with a separate entrance, ready for your ideas -- whether it's a guest suite, home office, or games room. Additional highlights include a detached double garage, carport with lane access, new hot water tank, and underground sprinklers keeping the beautifully landscaped yard in pristine condition. This is your chance to get into a fantastic location with tons of potential. (id:6769)

3pc Bathroom Measurements not available

Hobby room 11' x 12'

Other 11'11" x 20'

Utility room 8'8" x 7'10"

Laundry room 9'2" x 6'

Recreation room 17'5" x 22'2"

4pc Bathroom Measurements not available

Primary Bedroom 11'6" x 12'

Bedroom 11'6" x 9'6"

Bedroom 8'7" x 9'10"

Living room 13'5" x 18'

Dining room 10' x 10'

Kitchen 16'4" x 9'8"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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