



# 531 STONERIDGE Crescent Kamloops British Columbia

\$765,000

Rare opportunity to own this level-entry true rancher in sought-after Stoneridge Estates. Offered by the original owner, this well-maintained home features 1,551 sq.ft. of bright, open living space in a quiet cul-de-sac location. The spacious kitchen is designed for both everyday living and entertaining, offering an island, abundant cabinetry, walk-in pantry, and custom built-ins that include a wine rack, locking filing cabinet, and plenty of storage for dishes and serving pieces. The adjoining eating area provides access to the covered patio and beautifully landscaped backyard complete with a newer pergola, creating an inviting outdoor living space. The bright living room features an electric fireplace with a gas hookup available for those wishing to convert to gas. Hardwood flooring runs through the main living areas and the large tiled entry creates a welcoming first impression. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite. A separate formal dining room offers flexibility and could easily serve as a main floor family room, home office, or third bedroom. Completing the home are a 4-piece main bathroom, separate laundry room, and double garage. Additional features include central vacuum with attachments, all appliances included, a 2-month-old dishwasher, washer and dryer, two parking spaces on the concrete driveway, and ample visitor parking nearby. Enjoy affordable strata fees of just \$250 per month in this desirable community, conveniently located a short distance from Big Horn Golf & Country Club, Mason's Kitchen & Bar, the new coffee shop, restaurants, and other amenities. A rare find in one of the area's most desirable neighbourhoods. Please do not enter with barefoot...booties at front door. Rubber soled shoes fine. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

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3pc Bathroom Measurements not available

Den 12'0" x 10'11"

Laundry room 9'0" x 7'11"

Dining room 11'11" x 9'0"

Bedroom 9'11" x 11'11"

Kitchen 11'9" x 12'0"

4pc Ensuite bath Measurements not available

Living room 14'3" x 13'7"

Primary Bedroom 12'0" x 12'0"

Foyer 5'11" x 2'7"

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