



# 5914 TODD Road Kamloops British Columbia

\$899,000

If you have been looking for a family home in Barnhartvale, stop scrolling. This one has the space, the character, the shop, and the yard that families out here never stop searching for. Four bedrooms across two levels on a flat quarter-acre corner lot. The main floor has 3 bedrooms and a wide open living area that honestly surprised me. The kitchen has a big island with a great rustic look to it, dark cabinetry, stainless range hood, and it flows right into the living and dining space framed by exposed timber posts and beams. It has that modern farmhouse feel without trying too hard. Then there is a bonus second living room with vaulted ceilings, decorative wood beams, a gas stove, and french doors that open straight out to the backyard. This is the kind of room where you put on a movie with the kids on a Saturday afternoon or sit by the stove with a coffee in January. It also gives you direct access to the yard and the detached shop. The walkout basement has a 4th bedroom, a big rec room, a hobby or games room, and its own separate entrance with parking. The suite potential is real if you ever want rental income or space for extended family. The shop is 24 by 26, heated, fully finished inside and out. The yard is flat, fenced, and way bigger than what you normally get. A pergola, a garden shed, and enough open space left over for a pool. Central A/C, all new windows and doors, 200 amp electrical, short walk to the Elementary and the bus stop. 15 min to Downtown (id:6769)

Storage 10'10" x 9'2"

Living room 14'2" x 12'10"

Laundry room 20'8" x 17'3"

Bedroom 12'1" x 7'10"

4pc Bathroom 5'4" x 7'1"

Dining room 8' x 9'4"

Dining room 13'5" x 7'0"

Primary Bedroom 11'11" x 12'3"

Bedroom 11'6" x 10'5"

Bedroom 10'5" x 10'5"

Living room 15'7" x 12'3"

Kitchen 11'11" x 9'11"

Family room 13'5" x 13'10"

5pc Bathroom 8'0" x 7'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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