



# 6298 HILLVIEW Drive Kamloops British Columbia

\$634,900

Located in a sunny area of Dallas, this rancher is ready for its new owners. The front sunroom offers a flexible space that could be used for plants, a home office, or a playroom. Inside, the galley kitchen features an oversized large bright window overlooking the beautiful garden, floor-to-ceiling pantry storage, and a breakfast bar with extra seating. The dining room includes a built-in buffet and French doors leading to the backyard. The spacious living room has a large bay window, a wood-burning fireplace, and plenty of room for everyday living and entertaining. The main floor includes a primary bedroom with a custom built-in dresser, oversized closet, and 2-piece ensuite. A second bedroom and a 4-piece bathroom complete the level. Downstairs, you'll find a large rec room, a den that works well for hobbies or a home office, an additional bedroom, laundry area, and plenty of storage. There is also potential to add another bathroom. The garage is an oversized double with ample parking and room for RVs, trailers, or other recreational vehicles. The yard is a gardener's paradise and has been well cared for and features mature trees, shrubs, flowers, and garden areas, making it a great space for anyone who enjoys gardening or spending time outside. (id:6769)

- Laundry room 5'5" x 8'4"
- Storage 8' x 9'5"
- Bedroom 14'7" x 11'
- Den 14'2" x 10'
- Storage 11'8" x 6'10"
- Recreation room 14'3" x 22'
- 2pc Ensuite bath Measurements not available
- 4pc Bathroom Measurements not available
- Primary Bedroom 11' x 13'8"
- Bedroom 9'7" x 12'
- Living room 13'7" x 18'8"
- Kitchen 22'2" x 10'7"
- Foyer 6'7" x 6'8"
- Sunroom 10'8" x 12'7"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

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