



676 BATTLE Street Kamloops British Columbia

\$715,000

Welcome to 676 Battle Street, a beautifully updated character home on a generous 50' x 120' lot in the heart of South Kamloops. Set beneath mature trees, the fully fenced, low-maintenance property offers a peaceful, park-like setting just minutes from downtown shopping, dining, parks, transit and everyday amenities. The spacious main floor features impressive ceiling height, wide hallways and an effortless layout with generous living and dining rooms, a functional updated kitchen, refreshed bathrooms, main-floor laundry and comfortable main-level living. Fresh paint and recently updated flooring in the bedrooms, living room and dining room complement the home's original heritage details, creating a warm, modern and move-in-ready feel. There are three finished bedrooms plus a semi-finished basement room with a window, currently used as an additional bedroom. Enjoy year-round comfort with a heat pump/air conditioning system and hot water on demand. Outside, the large covered front veranda and rear porch offer exceptional spaces for morning coffee, entertaining or relaxing beneath the trees. Additional features include underground sprinklers, a new front fence, detached single garage with powered door, lane access and additional rear parking. With daily living concentrated on one level and minimal yard upkeep, the home offers practical comfort and long-term flexibility. Buyer to confirm all details and measurements if deemed important. (id:6769)

Other 9'7" x 7'6"

Unfinished Room 30'8" x 25'4"

Bedroom 10'5" x 11'9"

Bedroom 11'10" x 9'8"

Bedroom 11'10" x 9'8"

Primary Bedroom 11'10" x 11'5"

Kitchen 20'4" x 16'5"

Dining room 13'9" x 11'10"

Living room 15'3" x 13'5"

4pc Bathroom Measurements not available

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