



## 3031 Westsyde Road 7 Kamloops British Columbia

\$635,000

Located in the desirable bareland strata of Copperwood Estates in Westsyde, this charming home offers convenience and lifestyle with close proximity to shopping, golf, schools, transit, and scenic walking and hiking trails. The main floor features an inviting open-concept living area with bright windows overlooking the fenced backyard. The kitchen boasts an island with eat-at bar and pantry, while the dining area opens to a fantastic outdoor space complete with hot tub, covered patio, sun deck, and grassed yard. Living room with fireplace, a spacious entranceway and 2-piece bathroom complete the main level. Upstairs you'll find three bedrooms, including a generous primary suite with electric fireplace and 4-piece ensuite, plus two additional bedrooms, a 4-piece main bath, and a laundry closet for added convenience. Additional highlights include a crawl space with excellent storage, garage with electric heater, built-in vacuum, underground sprinklers, and a welcoming covered front porch that enhances curb appeal. Parking is provided with a 20' x 13' garage and two driveway spaces. Bareland Strata fee of \$140. All meas approx. (id:6769)

Bedroom 11'5" x 11'

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 13'8" x 13'

Bedroom 11'9" x 11'5"

Foyer 10'9" x 5'7"

2pc Bathroom Measurements not available

Living room 15' x 14'

Dining room 12'3" x 10'5"

Kitchen 14' x 10'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Westwin Realty

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