



# 718 FRASER Crescent Kamloops British Columbia

\$785,000

Elegant character home with sweeping views over the parks and North Valley, tucked into a quiet cul-de-sac close to schools and Sagebrush Theatre. Beautifully landscaped with terraced gardens and welcoming front patio for relaxing. Classic charm shines throughout with beautifully maintained plaster walls, elegant cove ceilings and lovingly preserved original hardwood floors. The spacious living room is filled with natural light from a wall of oversized windows framing the spectacular view, while the cozy gas fireplace creates the perfect gathering space. Step through to the large glass-railed deck and take in the scenery year-round. The dining room flows easily from the updated kitchen, offering excellent access to the side yard and outdoor entertaining areas. The kitchen features modern updates with fridge, stove and dishwasher included. Upstairs offers 3 generous bedrooms and a full 4-piece bath, making it ideal for families or professionals wanting extra office space. Downstairs, the bright 1-bedroom suite provides exceptional flexibility and valuable mortgage-helper income potential. Featuring a separate entrance, large windows, island kitchen and spacious living area, the suite comes complete with fridge, stove and dishwasher and is vacant for immediate occupancy. Shared laundry includes washer and dryer, plus the home benefits from an updated furnace (2012). A rare opportunity to own an elegant view home in a prime location with the added advantage of extra income. (id:6769)

Kitchen 13'3" x 11'

Dining room 9'5" x 10'8"

Living room 14'5" x 10'6"

Bedroom 13'2" x 10'5"

4pc Bathroom Measurements not available

Laundry room 7'2" x 10'9"

Bedroom 7'8" x 10'3"

Primary Bedroom 11'4" x 9'5"

4pc Bathroom Measurements not available

Bedroom 11'6" x 7'7"

Living room 11'4" x 19'

Dining room 7'3" x 12'

Kitchen 7'9" x 11'6"

Listing Presented By:



Originally Listed by:  
REMAX Kamloops

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