



880 6th Avenue Kamloops British Columbia

\$1,099,500

Welcome to 880 6th Avenue, a rare gem located in the heart of the desirable Sagebrush Downtown neighbourhood. This well cared for, 3 bed, 2 bath home is situated on a private and serene .31 acre lot with 3,400 sqft. of living space went through a complete transformation in 2009 by DW Builders while still maintaining some of its original 1940s charm & character. The main flr features a bright & inviting floor plan with a stunning Great Room that offers expansive windows to take in the captivating mtn & city views, tongue & groove vaulted ceilings & a gas fireplace. The kitchen provides bird's eye maple cabinetry, updated SS appliances, pantry & eat-in dining area. There is a charming family room that features birch flooring & a wood-burning fireplace. The elegant & spacious formal dining area provides the perfect space to entertain & hold large gatherings. The outdoor space provides a large sundeck w/hot tub that opens to the terraced backyard w/established perennial gardens & offers plenty of room to grow your veggies. The lower lvl provides a bdrm, study area w/gas fp, 3 pc bath, laundry & flex rm w/walk-in closet. There is a lg workshop/rec area w/plumbing & gas f/p that offers potential for an in-law suite. There is ample parking space for your vehicles, RV & boat. Enjoy the Downtown lifestyle with easy access to shopping, restaurants, cafes, the hospital, schools, Farmer's Market, Transit, Peterson Creek Nature Park & the Xget'tem' Trail. Book your private showing today! (id:6769)

Recreation room 19'2" x 32'11"

Workshop 12'7" x 12'9"

Bedroom 13'7" x 12'1"

Office 13'4" x 10'8"

3pc Bathroom Measurements not available

Den 13'11" x 13'6"

Laundry room 10'6" x 13'10"

4pc Bathroom Measurements not available

Bedroom 12'3" x 9'7"

Primary Bedroom 9'5" x 12'11"

Great room 19'5" x 26'5"

Family room 13'10" x 20'10"

Dining room 19'7" x 11'5"

Kitchen 12'5" x 11'6"

Foyer 7' x 7'3"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.



Royal

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