



## 892 CRAMOND Road Kamloops British Columbia

\$639,900

Located in the heart of Westsyde on a quiet street, this south facing 2 bedroom, 2 bathroom home offers a functional 3 level layout, a large private yard and plenty of room for vehicles, RVs and hobbies. The main floor offers a bright living room with large windows and access to the covered patio and expansive backyard. The dining area connects seamlessly to the galley style kitchen, while a 2pc bathroom and attached shop add to the everyday function. Upstairs, you'll find two good sized bedrooms and a full 4pc bathroom. The lower level features a spacious rec room with separate exterior access, offering potential for additional bedrooms, multi generational living or future income potential. Outside, the fully fenced 0.23 acre lot is flat, private and easy to enjoy. Mature landscaping, underground irrigation, a greenhouse and storage shed are already in place, while drive through access and abundant parking provide plenty of room for RVs, vehicles and toys. With mountain views and a central Westsyde location, this well kept property offers space, function and flexibility both inside and out. (jd:6769)

4pc Bathroom Measurements not available

Bedroom 8'11" x 13'6"

Primary Bedroom 12'7" x 10'9"

Storage 5'11" x 14'

Laundry room 6'6" x 5'6"

Recreation room 12'3" x 26'8"

2pc Bathroom Measurements not available

Kitchen 12'8" x 17'

Dining room 10'4" x 10'

Living room 17'1" x 14'4"

Foyer 6'8" x 6'11"

Listing Presented By:



Originally Listed by:

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