



# 968 SICAMORE Drive Kamloops British Columbia

\$674,900

Backing onto the mountainside with no direct neighbours behind, this 5 bedroom, 2 bathroom Westsyde home offers space, flexibility and a sought after location close to schools, recreation, transit and amenities. The main floor features a bright living room with fireplace and access to the front balcony, attached dining and a practical kitchen with direct backyard access. Two bedrooms and a full 5pc bathroom complete the level, including a spacious primary with its own balcony access. The lower floor adds three more bedrooms, a 3pc bathroom, utility and laundry space, plus entry to the single car garage. One of the bedrooms includes separate outside entry, creating good potential for a future suite or more flexible living setup. Outside, the fenced yard includes mature landscaping, garden space, a patio, wood deck and a large chicken setup. The sloped backyard creates separation, while the lack of direct rear neighbours adds to the overall feel of privacy. Recent updates include the roof, windows and garage door, along with a newer heat pump, furnace and tankless hot water system. With room to grow, suite potential and no direct neighbours behind, this home offers a combination of space, function and long term value. (id:6769)

Bedroom 9'1" x 13'6"

3pc Bathroom Measurements not available

Laundry room 8'6" x 15'1"

Bedroom 11'9" x 19'

Bedroom 11'9" x 13'8"

5pc Bathroom Measurements not available

Bedroom 9'2" x 11'3"

Primary Bedroom 11'5" x 17'8"

Kitchen 19'4" x 9'5"

Dining room 19'4" x 9'4"

Living room 19'4" x 16'1"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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