



REALTOR®



996 Arlington Court Kamloops British Columbia

\$1,199,900

Welcome to 996 Arlington Court, a rare Brocklehurst package with the space, parking, and flexibility that are hard to find all in one property. Set on an oversized 0.37-acre lot in a quiet court, this detached home offers 5 bedrooms, 4 bathrooms, and over 4,200 sq ft of finished living space. The main level feels bright and comfortable with a spacious kitchen, generous dining area, and multiple places to gather or unwind. Downstairs adds room for extended family, guests, media, hobbies, or everyday living, plus an in-home theatre for a true entertainment edge. Outside, enjoy a private backyard with hot tub and firepit area, a detached shop with a two-piece bathroom and 220V plugs, and a gated concrete RV pad for larger recreational vehicles. R2 zoning adds long-term flexibility, including suite, duplex, two detached dwelling, or small-scale multi-unit options, subject to City approval. Comfort, storage, parking, and future potential in one strong Brock location. (id:6769)

2pc Bathroom Measurements not available

Media 22' x 19'

Storage 10' x 11'

Den 10' x 11'

Laundry room 6' x 11'

Bedroom 13' x 12'

Bedroom 11' x 10'

Living room 12' x 41'

Kitchen 10' x 17'

Full bathroom Measurements not available

Laundry room 6' x 8'

Family room 13' x 13'

Primary Bedroom 13' x 14'

Bedroom 10' x 8'

Bedroom 10' x 9'

Living room 13' x 13'

Dining room 13' x 13'

Kitchen 14' x 18'

Full ensuite bathroom Measurements not available

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<http://www.foreverkamloops.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.