



# 1001 McMurdo Drive Kamloops British Columbia

\$674,900

Are you thinking mid-century modern? Here is a prime candidate in Kamloops desirable Sagebrush neighbourhood. This solid home features a spacious main floor with over 1400 sq. ft., including 3 bedrooms, a generous living room with gas fireplace, and dining and kitchen areas situated to take advantage of the nice view from this home and access to the rear deck. The 2 pce ensuite in the primary bedroom could easily be expanded to accommodate a shower. Note the beds in the second and third bedrooms are built-in Murphy wall-beds. Original hardwood floors and efficient hot water radiant heat are also here. Downstairs you will find a recreation/family room, a 4th bedroom and 2 pce bath for owner use, plus a 1 bedroom suite/mortgage helper with private entry, lane access and its own parking area. Zoning allows suites, however the suite is not currently registered or rented. Outside you will find a generous yard space with plenty of room for your landscaping and gardening plans. This is a great opportunity in a prime area, don't wait. (id:6769)

- 4pc Bathroom Measurements not available
- Bedroom 11'6" x 8'8"
- Living room 16' x 13'
- Kitchen 8'6" x 7'4"
- 2pc Bathroom Measurements not available
- Laundry room 8'4" x 6'
- Bedroom 10'6" x 8'8"
- Recreation room 14' x 13'6"
- 2pc Ensuite bath Measurements not available

- 4pc Bathroom Measurements not available
- Bedroom 11'8" x 9'
- Bedroom 13' x 9'
- Primary Bedroom 12'4" x 12'
- Kitchen 13' x 10'
- Dining nook 11' x 10'
- Dining room 13' x 10'
- Living room 13' x 11'4"

Listing Presented By:



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RE/MAX Real Estate (Kamloops)



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