



1005 FERNIE Road Kamloops British Columbia

\$779,000

Great value in this large 2500+sqft two-storey with a view. Step inside the main floor and you are greeted with a wide entryway with a coat closet. Off the entry is a cozy kitchen with a great view that looks straight down the valley. The main floor also features a large formal living room, a dining room, & an additional living room with gas fireplace which steps out onto a deck with a superb view of the city. Off the living room is a 2pc bathroom, laundry room with sink & storage, a den, and access to the double garage. Upstairs you will find 3 bedrooms including a primary bedroom suite with a view, 2 closets, and a 3 pc ensuite bathroom. There is also a 4pc bath on the upper floor with a soaker tub. Many rooms on the main & upper floors have real hardwood floors that are in great condition. Downstairs has lots of space and potential. It is currently setup with an in-law suite that has a separate entry, full kitchen, dining area, large living room, bedroom with walk-in closet, and a 4pc bathroom. There is also a large utility room with plenty of storage space, & an additional room that could be used for more storage or as an office/den. Outside is an easy to maintain backyard with great views, underground irrigation, and mature landscaping. Other features include new roof in 2023, new hot water tank 2024, recently serviced furnace, and central A/C. Fantastic location within walking distance to TRU, shopping, restaurants, & multiple business areas. Book your showing today. (id:6769)

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|---|--|
| Bedroom 9'3" x 11'3" | Living room 14'9" x 14'11" |
| Bedroom 9'8" x 9'3" | Den 11'6" x 6'7" |
| 3pc Ensuite bath Measurements not available | Laundry room 7'1" x 9'1" |
| Primary Bedroom 12'6" x 11' | 2pc Bathroom Measurements not available |
| 4pc Bathroom Measurements not available | Dining room 9'5" x 12'11" |
| Storage 8'5" x 15'1" | Kitchen 14'7" x 10'2" |
| Utility room 12'5" x 9'2" | Full bathroom Measurements not available |
| Foyer 5'0" x 10'5" | Living room 15'0" x 12'11" |

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

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



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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Foyer 13'2" x 7'4"

Bedroom 9'10" x 11'11"

Family room 16'3" x 12'7"