



## 1055 FRASER Street Kamloops British Columbia

\$765,000

Located in the Sagebrush neighbourhood, this well-maintained home offers a highly walkable setting close to schools, parks, theatre, and major amenities. With a three-bedroom main floor, it's well suited for families or professionals seeking space for a home office or guest room. Ample windows bring in excellent natural light, while hardwood flooring and neutral paint tones create a bright, welcoming feel throughout. Enjoy views from the front living room windows or from the kitchen overlooking the private, peaceful backyard. A side entry provides convenient access to the yard. The main floor also has easy access to the shared laundry on the lower level. The in-law suite features one bedroom and a spacious den with a closet, an updated 3pc bathroom, and durable laminate flooring throughout. The fully fenced backyard is ideal for kids or pets, complete with gated access. A powered garden shed offers great storage, while the upper tier of the yard provides space for gardening, a greenhouse, or future ideas. Notable upgrades include updated windows, paint, Ameristar N/G furnace, central A/C, and a brand new hot water tank (Dec 2025). Just minutes from downtown Kamloops, this home offers a desirable Sagebrush neighbourhood lifestyle. \*Photos of main floor are from previous occupant.\* (id:6769)

Utility room 5'11" x 6'7"

Laundry room 9'5" x 5'1"

Den 8'10" x 8'8"

3pc Bathroom Measurements not available

Bedroom 10'11" x 7'11"

Bedroom 12'0" x 9'0"

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