



# 1262 GIBRALTAR Wynd Kamloops British Columbia

\$749,900

Centrally located level entry home with a ton of great features including double attached garage, in-law suite potential, drive through access to the yard with potential for a detached shop, pool or garden house (contact city of Kamloops). The main floor features hardwood throughout, an updated kitchen with stone counters, stainless steel appliances including a gas range, and abundant cabinet space. The kitchen flows into the bright living and dining rooms, which have large windows and a sliding door to a spacious patio with stair access to the yard. This level also offers three bedrooms, a 4pc main bath, and a 2pc ensuite in the primary. Two bedrooms were combined into one, but sellers will reinstall the wall if desired. The daylight walkout basement has a family room, games area with laundry hookups, tons of storage closets, a 4pc bath, and a fourth bedroom. Separate entry offers in-law suite potential. The landscaped, low-maintenance yard is partially fenced and private, with space for a pool or shop, plus easy drive-through access on the north side. The garage includes a workshop space and direct yard access. Ample parking plus street parking available. Located steps to shopping, transit, amenities, and schools on a quiet, sought-after street. Easy to show with quick possession possible. Swim spa not included but negotiable. (id:6769)

Bedroom 11' x 12'3"	2pc Ensuite bath 5'6" x 4'9"
Laundry room 5'3" x 3'5"	Primary Bedroom 11'5" x 12'6"
4pc Bathroom 5'10" x 8'9"	Bedroom 10' x 9'1"
Utility room 8'2" x 4'10"	Bedroom 10' x 8'11"
Games room 10'2" x 8'11"	4pc Bathroom 6'4" x 8'4"
Family room 12'11" x 18'6"	Dining room 8' x 12'1"
Workshop 9'9" x 18'4"	Living room 11'4" x 12'1"
Foyer 8'5" x 3'6"	Kitchen 10'2" x 15'11"

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**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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