



1271 KIMBERLEY Crescent Kamloops British Columbia

\$744,333

Located on the peaceful Kimberley Crescent in Kamloops, this beautifully updated 5 bedroom single family home is a blend of character and modern functionality. The property features a legal suite, making it an ideal choice for multi generational living or as an investment. As you step inside the main residence, you enter a bright and airy atmosphere highlighted by vaulted cedar ceilings that add warmth and architectural interest. The main floor offers a spacious living room that flows seamlessly toward the back of the home, where you'll find the dining area and kitchen. Thoughtfully designed with Excel Cabinets, the kitchen maximizes storage and workspace, featuring a large peninsula with island seating and deep drawers that are perfect for entertaining. The main level continues with three generous bedrooms, a clean 4-piece bathroom, and convenient stacking laundry. Through a separate second entry, you'll discover the 2 bedroom legal suite, which is currently vacant and move in ready. The suite includes its own dedicated laundry room and a functional layout, currently vacant - pick your new tenants or bring your family members. Peace of mind comes standard here, as the major mechanical updates are already complete: a newer furnace, central A/C (2024), a hot water tank from 2019, 200-amp electrical service, and updated exterior siding and windows. Outdoor living is a highlight of this property, featuring a fully fenced backyard and a spacious upper deck for summer BBQs. The lower deck was custom-built to surround a hot tub (electrical wiring in place) and leads to a private, level lawn. Gardeners will appreciate the separate fenced garden area, while the lane access and dual entry to the yard provide added convenience. (id:6769)

Laundry room 5'7" x 8'2"

Bedroom 10'5" x 10'0"

Bedroom 11'0" x 10'5"

Living room 14'10" x 11'0"

Kitchen 10' x 8'6"

Bedroom 10'0" x 11'5"

Primary Bedroom 12'3" x 9'2"

Living room 14'0" x 15'0"

Dining room 11'0" x 8'6"

Kitchen 11'5" x 8'6"

Listing Presented By:



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3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11'6" x 10'0"