



1274 ST ANDREWS Way Kamloops British Columbia

\$895,000

Welcome to this elegant, rancher with full daylight basement--perfect for families needing extra space or a valuable mortgage-helper suite. Step inside to a warm foyer leading to an inviting formal living room with a graceful bow window and a sophisticated dining room ideal for hosting family gatherings. The bright island kitchen impresses with updated cabinetry, generous counter space, newer stainless steel appliances, and a skylight that floods the space with natural light. The adjoining family room flows seamlessly onto the wraparound deck, complete with gas hookup for BBQs and overlooking a private 1/3-acre fenced yard that backs on parkland. Kids, pets, gardening--there's space for it all, plus underground sprinklers to make life easier. The main includes three comfortable bedrooms, convenient main-floor laundry with new washer & dryer, and direct access to the double garage. Downstairs is a 2-bedroom in-law suite, ideal for aging parents, adult children, or rental income. The suite features an oak kitchen with plenty of storage, newer 4-piece bathroom with soaker tub, cozy living room with gas fireplace, and walk-out access to the covered patio and yard. Also on the lower level: a generous workshop/storage space, home office/den, and a home gym--room for every hobby and lifestyle. With updates to the furnace, hot water tank, roof, and central air, this home blends comfort and function. Home is priced below assessment to compensate for Poly-B with copper joints. (id:6769)

Office 8' x 13'

4pc Bathroom Measurements not available

Gym 14'5" x 7'5"

Bedroom 13'6" x 11'6"

Bedroom 11'2" x 10'

Storage 18' x 6'

Family room 13'9" x 18'

Laundry room 7'4" x 9'6"

Dining room 12' x 14'

Living room 12' x 14'

Bedroom 10'3" x 9'4"

4pc Bathroom

Bedroom 10'3" x 9'4"

Bedroom 10'3" x 9'4"

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Listing Presented By:



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Workshop 15'8" x 13'2"

Living room 11'9" x 16'7"

Kitchen 10' x 12'5"

3pc Bathroom Measurements not available

Primary Bedroom 13'4" x 13'9"