



## 3031 Westsyde Road 17 Kamloops British Columbia

**\$639,900**

Beautifully maintained 3 bedroom, 3 bathroom home in an excellent Westsyde location close to schools, recreation, transit, golfing, hiking trails, and more! This bright, south-facing home features an open concept living, dining, and kitchen area with large windows overlooking the gorgeous landscaped backyard. Freshly painted throughout, the welcoming main living space offers a cozy gas fireplace and a well-designed kitchen with a large pantry, centre island, and new stainless steel stove and dishwasher. The main floor also includes a convenient 2-piece bathroom and interior access to the single car garage with extra storage. Upstairs you'll find good-sized bedrooms throughout, including a spacious primary bedroom with a large walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece main bathroom, and a conveniently located laundry area. Recent mechanical upgrades include a high-efficiency heat pump and a furnace installed in 2022. Step outside to enjoy the fully fenced backyard complete with underground sprinklers, an awning for added shade, and a convenient gas BBQ hookup. Additional highlights include a 4 ft insulated crawl space that offers tons of extra storage. (id:6769)

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 13'8" x 12'10"

Bedroom 11'8" x 11'4"

Bedroom 11'4" x 10'10"

Foyer 16'0" x 11'2"

Kitchen 10'5" x 10'3"

Dining room 13'3" x 10'3"

Living room 15'0" x 13'10"

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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