



## 1726 Happyvale Avenue Kamloops British Columbia

\$799,000

This immaculate basement entry home was built in 2016 and is located in the desirable Brock area near the river, walking trails and McArthur Park. This move-in ready home features a bright, open-concept main floor with a large island, perfect for entertaining. Three bedrooms up and two full bathrooms, plus convenient main-floor laundry. The spacious great room offers a cozy gas fireplace, and the dining area opens onto a large sundeck with a second level below and additional storage below that. The fully finished basement includes an office, bedroom, family room that opens to a large deck, and a spacious storage room that has potential to be repurposed to another bedroom, offering excellent flexibility and suite potential. A 5-ft crawlspace spans the entire ground floor, providing abundant additional storage. Outside, enjoy pristine, low-maintenance landscaping with raised garden beds, irrigation, and the two large decks for many outdoor entertaining opportunities. This home has been meticulously maintained and is the perfect family or multi family home!

(id:6769)

3pc Bathroom 8'8" x 7'1"

Hobby room 11'3" x 9'8"

Bedroom 9'7" x 11'6"

Recreation room 23'6" x 17'11"

Office 11'1" x 10'10"

Foyer 7'11" x 14'5"

Bedroom 9'5" x 12'0"

Bedroom 9'4" x 12'11"

4pc Bathroom 6'11" x 7'5"

Laundry room 7'6" x 4'10"

Other 5'11" x 4'3"

4pc Ensuite bath 6'0" x 10'1"

Primary Bedroom 12'1" x 13'9"

Dining room 10'11" x 14'3"

Kitchen 9'4" x 14'3"

Living room 15'6" x 17'0"

Listing Presented By:



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Oakwyn Realty Ltd

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