



# 1762 Balsam Place Kamloops British Columbia

\$1,299,000

Welcome to 1762 Balsam Place. This stunning home is nestled on a quiet no thru road in one of Juniper Heights most exclusive neighbourhoods. Sitting on a spacious .24-acre lot, this property offers unobstructed views of the South Thompson Valley, a perfect backdrop for creating your dream outdoor oasis. With the potential of a future pool in mind, this lot is primed for luxury living. Spanning 3,642 sq. ft., this thoughtfully designed home boasts 5 bedrooms, 4.5 bathrooms, and a den, plus a legal 1-bedroom suite for additional income or multi-generational living. Step inside to find an open-concept living space featuring 12' ceilings, a cozy natural gas fireplace, and expansive windows that frame the incredible views. The kitchen is built for entertaining with a massive quartz island, sleek finishes and a 6'x5' pantry for ample storage. Enjoy year-round outdoor living on the partially covered deck just off the kitchen. Additional conveniences include a spacious laundry room and a 2-car garage. Upstairs you will find 3 generous sized bedrooms and 2 full baths, ensuring comfort and privacy for the whole family. The walkout basement is designed for versatility, it can be finished to have a wet bar or even a possible second suite (already plumbed). The rest of the basement is the legal suite, nicely finished with a full kitchen and all appliances included. This home comes with all appliances included, and a brand new A/C unit. There is a water connection as well for a future pool. With high-end finishes, breathtaking views, and incredible potential for customization, this home is a must-see. Book your private tour today! GST is applicable. \*Some of the photos have been virtually staged\* (id:6769)

Bedroom 10'6" x 11'8"

Full bathroom Measurements not available

Bedroom 13'5" x 11'2"

Primary Bedroom 13'6" x 16'

Full ensuite bathroom Measurements not available

Family room 17'6" x 11'6"

Laundry room 8' x 5'8"

Pantry 6' x 5'

Living room 17'2" x 16'

Dining room 14'10" x 16'

Kitchen 11' x 16'

Full bathroom 11' x 16'

Listing Presented By:



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Full bathroom	Measurements not available	Primary Bedroom	11'6" x 10'6"
Bedroom	9'10" x 11'	Living room	16'6" x 10'8"
Den	10'6" x 14'	Kitchen	9' x 10'8"
Partial bathroom	Measurements not available		