



# 1833 Pratt Road Kamloops British Columbia

\$999,000

Enjoy a quiet rural lifestyle just 15 minutes to downtown Kamloops in this unique and beautifully maintained 2-storey, 3 bed3-bedroomroom home on a private, fenced and treed 1-acre lot. Bright 17 x 12 kitchen off the family room with vaulted ceilings, perfect for entertaining. Cozy living room with a gas fireplace and a spacious dining area. Upstairs features the primary bedroom with a 3-piece ensuite and walk-in closet, plus 2 additional good-sized bedrooms on the same level. Downstairs includes a large 1-bedroom suite with a separate entrance and laundry. Ideal for rental income or an extended family. Plenty of parking with a drive-through driveway, room for RVs, and a heated 2-car garage. Newer H/W tank, 1-year-old H/E furnace, recently serviced septic system, and connected to city water. All appliances inc. This home offers a peaceful setting with a great sense of privacy. 24 hours notice re tenants. Call L/B for rental info. L/B. No showing requests for Sundays. (id:6769)

4pc Bathroom Measurements not available  
3pc Ensuite bath Measurements not available  
Bedroom 11' x 11'  
Bedroom 11'6" x 10'6"  
Primary Bedroom 14'2" x 11'6"  
Living room 16' x 12'  
Pantry 5' x 6'  
Laundry room 5' x 3'6"  
Foyer 12' x 4'6"  
Bedroom 15' x 12'

Dining room 13' x 11'  
Kitchen 17' x 12'  
2pc Bathroom Measurements not available  
Mud room 10' x 7'6"  
Laundry room 16' x 6'6"  
Foyer 5' x 8'  
Family room 20' x 13'6"  
Dining room 13'6" x 11'6"  
Living room 16' x 12'

Listing Presented By:



Originally Listed by:  
Royal LePage Kamloops Realty  
(Seymour St)



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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