



2044 MONTEITH Drive Kamloops British Columbia

\$799,900

Move in before school starts in this well-maintained 5-bed, 3-bath home is move-in ready in the desirable Upper Sahali neighborhood. Enjoy sought-after neighborhood amenities like a kids spray park, walking trails, green space, soccer/ball fields, and a playground right across the street in Albert McGowan Park. Families will love having an elementary school within walking distance, and everyday essentials--like Costco, Aberdeen Mall, Rexall and Thompson Rivers University--are less than a 10-minute drive away. The main floor features a formal dining area with gas fireplace for special family events & updated laminate flooring for an easy care lifestyle. Large bay windows flood the space with natural light. Kitchen has thoughtful upgrades with custom counter tops and designer pull-out cabinetry. The adjoining family room opens to the spacious covered deck has durable Duradek vinyl decking and roller shades. Enjoy your morning coffee overlooking beautiful rockwork and terraced landscaping in the backyard. 3 beds up with primary bedroom with custom built-ins in the walk-in closet & 3pc ensuite. The lower floor features 2 bright bedrooms with large windows, a full kitchen, an incredibly spacious living area with a freestanding gas stove, plus a separate entrance with access to the backyard. Extras: U/G sprinklers, central A/C, 2017 roof & HW tank, 2023 H/E furnace, newer above ground pool. Great side yard drive through access for secure RV parking. Call for a private tour! (id:6769)

4pc Bathroom Measurements not available

Kitchen 16' x 12'

Bedroom 8'10" x 8'8"

Laundry room 16' x 6'5"

Recreation room 22' x 12'3"

Bedroom 9'2" x 10'7"

Foyer 8' x 7'

Bedroom 9'11" x 12'

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 15' x 12'6"

Family room 13' x 11'5"

Kitchen 11'6" x 8'2"

Dining room 7'9" x 6'9"

Dining room 11'4" x 8'

Living room 15' x 11'5"

Listing Presented By:



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RE/MAX Real Estate (Kamloops)

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