



2480 VALLEYVIEW Drive Kamloops British Columbia

\$824,900

Discover a rare opportunity to create your dream family home while generating instant income in this sprawling basement-entry residence, currently configured with a 2-bedroom in-law suite. Situated on a flat, fully usable 0.26-acre lot, the long driveway is ideal for the vehicle enthusiast or active family with multiple recreational toys. Tucked away on the quiet side of Valleyview Drive, the property offers exceptional privacy with a front yard framed by mature cedars and a serene backyard that backs onto church land, ensuring peaceful neighbours. Enjoy multiple garden beds, a large covered patio, and endless outdoor potential. Upstairs is where your vision can truly shine -- a heated, enclosed porch provides flexible space easily convertible into two additional bedrooms or a stunning primary retreat, while the existing two bedrooms are generously sized, including a primary with walk-in closet and 3-piece ensuite. Natural light fills the spacious living room and dining area adjacent to the original kitchen, offering a blank canvas for renovation. A 4-foot crawl space spanning most of the home adds valuable storage and simplifies future upgrades, while the nearly 460 sq ft oversized 1.5-car garage provides room for parking and a workshop. With income potential today and limitless possibilities for tomorrow, this is your chance to build a true family legacy. All offers must be subject to probate. (id:6769)

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| Sunroom 31' x 15' | Storage 10'7" x 6'5" |
| Bedroom 12'10" x 10' | Utility room 16' x 8' |
| 4pc Bathroom 11'4" x 7'4" | Recreation room 19'9" x 16' |
| 3pc Ensuite bath 11' x 8'2" | Foyer 14'1" x 15'7" |
| Primary Bedroom 15'2" x 14' | Full bathroom Measurements not available |
| Living room 22' x 16' | Bedroom 15'7" x 9'6" |
| Dining room 12'10" x 16' | Primary Bedroom 12' x 10' |
| Kitchen 16' x 9'6" | Kitchen 11' x 11' |

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

<http://kamloopshomefinder.ca/>



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Storage 20' x 32'

Dining room 15'6" x 12'