

# \$674,900 - 1212 Linthorpe Road, Kamloops

MLS® #10357573

**\$674,900**

4 Bedroom, 3.00 Bathroom, 2,416 sqft

Single Family on 0.14 Acres

Batchelor Heights, Kamloops, British Columbia

Welcome to this well maintained, nicely updated family home in the desirable Batchelor Heights. 1212 Linthorpe Rd features a large, open kitchen and dining area that flows into the living room where you look out a large bay window featuring great views of the city. Off the dining area, a glass sliding door opens to a large deck. Featuring a flat backyard where you have a large custom shed that could be used as a hobby shed, or plenty of storage, a play structure for the adventurous kids, small chicken coop and plenty of space for a garden with south facing sun exposure. Also on the main floor, 3 nice sized bedrooms, 1.5 bath, including a 2 piece ensuite in the primary bedroom. This basement entry home features a large foyer and large recreation room, 1 bed, 1 full bath, and kitchenette which could all be easily converted into a suite. Plenty of parking in the paved driveway, including room for an RV/Utility trailer. Recent updates include hot water tank(2 months), AC(2 months), kitchen cabinets refaced including hardware(2 months), and roof(spring of 2023). This family oriented neighborhood includes a bus stop right out front and a little hidden gem of a tot lot park just down the street. Reach out with any questions or to book your personal showing! (id:6289)

Built in 1974

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 10357573      |
| Price          | \$674,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,416         |
| Acres          | 0.14          |
| Year Built     | 1974          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1212 Linthorpe Road |
| Subdivision | Batchelor Heights   |
| City        | Kamloops            |
| Province    | British Columbia    |
| Postal Code | V2B7S6              |

### Amenities

|         |            |
|---------|------------|
| Parking | RV, Street |
|---------|------------|

### Interior

|                 |  |
|-----------------|--|
| Appliances      | Refrigerator, Dishwasher, Oven - Electric, Microwave, Hood Fan, Washer & Dryer |
| Heating         | Forced air, See remarks  |
| Cooling         | Central air conditioning   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Wood   |
| # of Stories    | 2  |

### Exterior

|          |                |
|----------|----------------|
| Exterior | Stucco, Other  |
| Roof     | Vinyl Shingles |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Brendan Shaw Real Estate Ltd. |
|----------------|-------------------------------|



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