

**1200 Raven Drive**  
Kamloops, BC V2C 5R9

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10330076**



**\$714,900**

**3 Bedrooms | 2 Bathrooms | 1,883 Sqft**

Don't miss this charming home in Batchelor Heights. You'll love the curb appeal of this quaint house with a front porch. As you head inside the home you are greeted by a large entryway with closet space for coats and boots. Upstairs you will find an open-concept kitchen/living/dining area. The kitchen has ample cupboard space plus an island with seating which is great for entertaining. The living room has a cozy gas fireplace for those winter days and has hardwood floors which flow seamlessly through to the formal dining area. Upstairs are 2 bedrooms and a 4pc bathroom. The large primary bedroom has a convenient connecting door for easy access to the bathroom and large windows which bring in plenty of natural light. Off the kitchen is a covered deck for enjoying those hot summer days. The backyard is a low maintenance xeriscape design with numerous perennials and mature trees. You'll love being able to lock and leave with no huge lawn to mow. Downstairs you will find a family room, an additional bedroom, a 3pc bathroom with lots of storage, and an updated laundry area. The laundry area has a convenient folding table above the machines providing great storage. Great location backing onto Lac du Bois grasslands with no neighbours behind. Easy access to miles of walking and biking trails and only a short drive to numerous fishing lakes. Other



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