



# 104 RIVER GATE Drive Kamloops British Columbia

\$649,800

Welcome to 104 River Gate Drive, perfectly designed for modern living and situated at the entrance to the award-winning Sun Rivers community. This stylish three-level townhome features 4 bedrooms, 4 bathrooms, and a single-car garage with a ground-level entry. The lower floor is wonderfully versatile, offering a full bedroom paired with its own dedicated bathroom with a private access to the backyard—ideal for a private guest suite, older teen, or home office space. On the main floor, enjoy a spacious open-concept layout featuring a bright living area, quartz-appointed kitchen designed for entertaining, and direct access to an outdoor area complete with a barbecue hookup. The top level houses three additional bedrooms, including a primary retreat complete with an expansive walk-in closet and a luxurious 4-piece ensuite. Finishing off the upper floor is another full bathroom and convenient top-floor laundry. Enjoy a low-maintenance, resort-style lifestyle just minutes from the Bighorn Golf & Country Club, Mason's Kitchen, Sun Rivers Commons, and nearby shopping at Chief Louis Crossing. (id:6769)

|                                             |                                         |
|---------------------------------------------|-----------------------------------------|
| Bedroom 10'0" x 11'4"                       | 4pc Bathroom Measurements not available |
| Bedroom 9'11" x 10'5"                       | Dining room 13'10" x 10'0"              |
| Primary Bedroom 12'2" x 11'8"               | Kitchen 14'0" x 12'0"                   |
| 4pc Ensuite bath Measurements not available | Living room 11'8" x 14'9"               |
| 4pc Bathroom Measurements not available     | Office 8'8" x 8'10"                     |
| Bedroom 11'8" x 15'10"                      | 2pc Bathroom Measurements not available |
| Utility room 7'10" x 4'3"                   |                                         |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty  
(Kamloops)



Royal

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