



107 RIVER GATE Drive Kamloops British Columbia

\$664,900

Welcome to this beautifully finished end-unit townhouse in the sought-after River Gate development at Sun Rivers. Sitting below the 6th hole, this home offers 1935 sq ft of living space across three levels and combines style and function in a prime location. The ground level entry offers a single-car garage and a large entry way. A bonus flex room currently used as workout room and 4-piece bathroom add extra convenience for guests or family. Under-stair storage and shelving in the garage make organization a breeze. On the main floor you will find an inviting open-concept space featuring a large bright kitchen with quartz countertops, a central island, gas range and a built-in coffee bar--perfect for morning routines or entertaining. Sliding glass doors lead to a private patio with fantastic views of the valley. Additionally, you have a natural gas BBQ hook-up and added greenspace thanks to the end-unit location. A 2-piece powder room rounds out the floor. Upstairs are three generous bedrooms including a spacious primary retreat on the view side, complete with a walk-in closet and luxurious 3-piece ensuite featuring a double vanity. A well-designed laundry area with built-in shelving is also located on the top level with another 4-piece main bathroom. Enjoy year-round comfort with geothermal heating and cooling, 200AMP service, and the peace of mind of a newer home with no GST. Just a short walk to local shopping, dining, and golf, this home offers both lifestyle and convenience. Book your showing today to join this great community! (id:6769)

Laundry room 7'7" x 4'9"

4pc Ensuite bath 7'5" x 7'5"

4pc Bathroom 6'3" x 5'5"

Bedroom 12'3" x 9'8"

Primary Bedroom 11'7" x 11'2"

Recreation room 15'2" x 10'7"

4pc Bathroom 11'5" x 7'5"

Foyer 7'6" x 8'5"

Bedroom 9'3" x 11'

2pc Bathroom 5'5" x 5'4"

Dining room 12'7" x 9'4"

Kitchen 12'5" x 15'8"

Living room 19'9" x 13'2"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.ykahomes.com/>



Royal

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