



# 2400 Coldwater Drive 108 Kamloops British Columbia

\$738,800

Welcome to Phase 4 at The Landing in Juniper West, a sought-after neighbourhood surrounded by parkland, scenic trails, and beautiful views of the river and mountains. With low bareland strata fees, this basement-entry duplex offers a quiet and peaceful setting with a functional layout. The lower entry level features a den, a family/living room, one bedroom, and a full bathroom, providing flexible space for guests, a home office, or additional living area. Upstairs you'll find the bright open-concept main living, with vaulted ceilings, a spacious kitchen plus upgraded LG appliances. The dining area has access to the deck, perfect for enjoying the surrounding views. This main level is complete with a laundry room with stacked LG Washer and Dryer, two bedrooms, one of which is the primary suite featuring an upgraded MDF walk-in closet and private ensuite with double vanity. The fully fenced backyard backs onto green space, offering privacy and a natural setting. Built to Step Code 4; this home is near net-zero-energy and considered high performance for energy efficiency in new construction. Unit 108 features a dark interior colour scheme, and includes window coverings, upgraded LG Appliances and upgraded MDF master walk-in closet. Estimate Completion Early Fall 2026 \*Please note, interior listing photos and video are from Unit 101 and exterior shots are from Unit 106\* (id:6769)

Utility room 8'5" x 4'2"

Den 5'8" x 9'4"

Recreation room 21'6" x 12'7"

Bedroom 10'1" x 11'10"

4pc Bathroom Measurements not available

Foyer 11'6" x 13'4"

Laundry room 4'5" x 2'11"

Dining room 6'11" x 11'1"

Kitchen 12'6" x 15'4"

Living room 13'0" x 10'1"

4pc Ensuite bath Measurements not available

Primary Bedroom 10'7" x 14'0"

4pc Bathroom Measurements not available

Bedroom 10'2" x 10'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



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