



# 1350 FINLAY Avenue 11 Kamloops British Columbia

\$649,900

Located in the desirable Ridge complex in Juniper Heights with no age restriction! This rancher-style half duplex offers over 2,700 sq.ft. of thoughtfully designed living space in a quiet, natural setting just steps from scenic walking and biking trails. The main floor features updated luxury vinyl plank flooring, a spacious living and dining area, and kitchen with nook and access to a private sundeck. The primary bedroom includes generous closet space and a large 5-piece ensuite with double sinks, separate tub, and shower. A second bedroom—ideal for guests or a home office—a 2-piece powder room, and a well-equipped laundry/mudroom with sink and storage complete the main level. The lower floor offers two additional spacious bedrooms, 3-piece bathroom, a large rec room with gas fireplace and backyard access, plus a flexible utility/storage area. Recent updates include flooring, paint, light fixtures, new screen door and HWT 2021. The Ridge is a self managed 12-unit bareland strata with low \$255/monthly strata fees and pet-friendly rules (2 dogs, 2 cats or 1 dog and 1 cat). A well-maintained home in a sought-after community. (id:6769)

Storage 20' x 9'8"

Bedroom 10'8" x 12'11"

Bedroom 14'4" x 12'9"

Recreation room 22'8" x 17'11"

3pc Bathroom Measurements not available

Laundry room 5'10" x 11'10"

Bedroom 14'5" x 11'11"

Foyer 4'0" x 6'0"

Primary Bedroom 14'5" x 11'11"

Dining nook 10'0" x 10'0"

Kitchen 10'0" x 10'0"

Dining room 10'0" x 12'8"

Living room 17'7" x 13'3"

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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