



# 1799 BABINE Avenue 114 Kamloops British Columbia

\$674,900

Beautiful views from this 2021 built bareland strata half-duplex unit in Babine Heights. This home is perfect for downsizers OR fully finish the basement & you can easily have a 3 bed 2.5 bath home. The main floor offers 1,016sqft of finished living space, with the 1,359 sq ft basement bringing the total home to 2,375sqft. Enter onto the main floor & you'll find a wide entryway with coat closet. As you step into the main floor you'll be captivated by the bright space & the fantastic view. The modern kitchen has a large island, shaker style cabinets, & gas range. The open-concept kitchen opens to a dining & living area with access to a large deck with stunning views of the mountains & valley below. The primary bedroom suite is on the main floor & features a modern 3pc ensuite bathroom & a large walk-in closet. Also on the main floor is an additional 2pc guest bathroom as well as laundry which is in the hallway off the garage. Downstairs, the 1,359sqft basement features a fully finished 4pc bathroom & lots of space for storage or an opportunity to finish into whichever configuration works best. There is ample space for multiple additional bedrooms as well as a media room. The basement level walks out to a yard space which is perfect for pets, kids, or enjoying the view. 1 garage parking spot + a spot on the driveway. Great Juniper location with local traffic only that is close to schools & recreation. Low Bareland Strata fee of \$145.53/month. Don't miss out on this great unit. (id:6769)

4pc Bathroom Measurements not available

Family room 11' x 19'8"

Bedroom 12' x 11'

Bedroom 12' x 10'

Storage 6'2" x 18'

Other 5' x 6'8"

2pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 11' x 14'

Great room 12'6" x 14'8"

Kitchen 9' x 10'2"

Dining room 9'8" x 10'2"

Foyer 11' x 7'5"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



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