



2210 Qu'Appelle Boulevard 12 Kamloops British Columbia

\$674,900

Many well designed updates to this 4 bed, 3 bath half duplex in Juniper Gate. A major kitchen remodel included all new cabinets, quartz counter tops, replaced all appliances and the back splash. Engineered hickory flooring flows through the main floor and nicely connects to the main bedrooms. The primary is very large and bright, with a custom tiled walk in shower in the ensuite, refaced vanity and granite counter top. This home looks out onto green space and has a back gate to the park, with a clear view to keep an eye on your little ones from the comfort of your deck or living room. Downstairs is the 4th bedroom and another full bath. Here you'll find cork flooring, the addition of a gas fireplace built into a custom book case and a cozy family room with a walk out to the low maintenance yard, complete with raised garden beds. Storage is everywhere with an abundance of built in closet organizers, extra large storage cabinets in the garage and additional closet space added to the lower floor. Very low bareland strata fee of \$200 per month and available RV parking. Grab a drink from the wine fridge and relax, everything here is done and ready to enjoy. Furnace 2025, H/W tank 2025, A/C 2023, Extended warranty on fridge and stove to Jan 30 2029. (id:6769)

Laundry room 5'10" x 5'8"

Family room 16'7" x 15'8"

Bedroom 11'9" x 10'5"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 10'5" x 9'7"

Bedroom 10'3" x 10'0"

Primary Bedroom 16'8" x 12'1"

Dining room 9'8" x 8'11"

Living room 13'1" x 13'1"

Kitchen 12'1" x 10'3"

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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