

1195 14th Street 14 Kamloops British Columbia

$479,900

Welcome to Orchard Village! This spacious rancher-style home offers comfortable, low-maintenance living with thoughtful mobility-friendly features designed to support ease of movement and independence. The functional kitchen offers ample cabinetry, counter space, and appliances. The recently painted dining and living areas provide a welcoming space for everyday living and entertaining, with access to a covered patio. The convenient main-floor layout includes two bedrooms, laundry, and bathrooms equipped with safety grab bars, including an updated tiled walk-in shower. The spacious primary bedroom features a modern-style barn door separating the closet area and 4-piece ensuite. An added bonus is the installed stair lift, providing easier access to the basement, which offers a flexible hobby or guest room, bathroom, and generous workshop and storage space. Important updates include replacement of Poly B plumbing, furnace (Nov 2022), the hot water tank (Sept 2025), as well as additional insulation. Enjoy the relaxed lifestyle Orchard Village offers, with access to a community hospitality room for gatherings, affordable bareland strata fees of just $155/month and pet-friendly. Conveniently located close to everyday amenities, this home offers a wonderful combination of comfort, accessibility features, and community living. Quick possession possible. (id:6769)

Listing Presented By:

Originally Listed by:
REMAX Kamloops

http://www.kamloopsrealestate.com/

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Workshop 13'0" x 24'0"
2pc Bathroom Measurements not available
Den 15'6" x 9'0"
Hobby room 11'0" x 9'0"
4pc Ensuite bath Measurements not available
Primary Bedroom 12'0" x 14'0"
3pc Bathroom Measurements not available
Bedroom 12'0" x 9'0"
Living room 14'0" x 12'0"
Dining room 10'0" x 11'0"
Kitchen 11'6" x 12'6"

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