



## 2714 TRANQUILLE Road 16 Kamloops British Columbia

\$525,000

A beautifully updated 4 bedroom end unit townhome offering exceptional value at a competitive price. This home enjoys added privacy along with extra parking conveniently located out front with a total of 4 parking spots(2 in garage and 2 in front)! The main level offers a bright and functional layout with three bedrooms and a full bathroom, complemented by an open living room, dining area, and kitchen that is ideal for both everyday living and entertaining. The lower level features a spacious family room and a private main bedroom with a 3 pce bathroom down, creating a comfortable and quiet retreat. The current owners have thoughtfully maintained and improved the home throughout. Recent updates include a interior repaint and the installation of vinyl plank flooring, giving the space a fresh and modern feel. The furnace UV filter has been updated and regular maintenance has been consistently performed. Additional features include a full double garage, heat pump, humidifier, rough in for central vacuum, stainless steel appliances, a storage shed, and a private backyard complete with a gazebo. The strata fees are among the lowest in Kamloops at just \$160 per month, making this home an excellent option for both homeowners and investors. Ideally located just minutes from golf, shopping, and a nearby community garden. Despite being 90s built, this home does not have Poly B plumbing for added peace of mind for buyers. Come and view, this home will not disappoint! (id:6769)

Family room 14'2" x 16'11"

Primary Bedroom 13'1" x 10'8"

3pc Bathroom Measurements not available

Bedroom 10'6" x 8'7"

Bedroom 10'6" x 8'7"

Bedroom 11'11" x 10'9"

Living room 16'11" x 14'2"

Dining room 9'4" x 11'0"

Kitchen 14'4" x 10'9"

4pc Bathroom Measurements not available

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