



641 Shuswap Road 216 Kamloops British Columbia

\$798,900

Effortless Living in a Beautiful Level-Entry Rancher Near Sun Rivers. The community of Sienna Ridge welcomes you to easy living in this well-appointed home, located in a gated, pet-friendly, adult-oriented community minutes from downtown Kamloops. Enjoy convenient access to Big Horn Golf, Mason's, Sun Rivers Commons, shopping, pharmacy, and more. This main-floor features 1,550 sq.ft of living space with equivalent space downstairs. An open-concept layout with 11-ft ceilings in the living room and 9-ft ceilings throughout the rest of the home create a bright and inviting atmosphere. Expansive windows fill the home with natural light. The main floor includes two bedrooms, a stylish kitchen with quartz countertops, a large island, and a walk-in pantry, as well as a full bathroom adjoining the second bedroom and main floor laundry room. The spacious primary suite w/ensuite and walk-in closet add to the appeal of this home. Step outside to a fully fenced backyard and covered deck, perfect for relaxing & entertaining. The finished basement offers versatility with a third bedroom, full bathroom, large flex space ideal for a media room, home gym, or office, plus extra storage. Low monthly HOA fee of \$212.68. All measurements approx. Quick Possession Possible. Call or text to view! (id:6769)

- 4pc Bathroom Measurements not available
- Storage 11' x 16'
- Family room 11'6" x 18'6"
- Recreation room 15' x 23'10"
- Bedroom 11' x 12'
- 4pc Ensuite bath Measurements not available
- 4pc Bathroom Measurements not available

- Laundry room 5' x 8'
- Bedroom 12' x 11'6"
- Primary Bedroom 12'10" x 15'
- Great room 15' x 13'6"
- Dining room 11'6" x 11'2"
- Kitchen 13'4" x 12'

Listing Presented By:

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