



2220 Shannon Place Kamloops British Columbia

\$599,900

This 4-bedroom, 2-bathroom family home offers 2,000 sqft of comfortable living space in a quiet, family-oriented cul-de-sac. Tucked away with a large, private, lush green backyard, this property has a fully finished basement with separate entry, meaning there is potential to add an income suite if desired. Located close to schools, shopping, and transit, it's an affordable opportunity for first-time buyers, families, looking for a comfortable lifestyle in a great neighbourhood. Step inside to a bright, open-concept main floor featuring a beautifully updated kitchen with stainless steel appliances and plenty of counter space. Large windows fill the living and dining areas with natural light, creating a warm, welcoming space for family gatherings. From the dining room, walk out onto your private deck surrounded by mature trees, with a storage shed and room to relax or entertain. The fully finished basement includes a 3-piece bathroom and is ready for your creative ideas—ideal for a suite, kid's play area, or extra living space. New roof (2024), and a newly sealed, spacious blacktop driveway with ample parking for vehicles, RVs, and toys. A single-car garage. This fantastic family home is the perfect balance of privacy, space, and proximity to everyday amenities in this charming neighbourhood. Don't hesitate! Contact the listing team at Brookstern Realty Group with your questions, or to book a viewing! Call or text: 778-910-3930 (id:6769)

Storage 12'3" x 3'6"

Laundry room 8'11" x 3'6"

Mud room 8'6" x 7'4"

3pc Bathroom 7'3" x 5'2"

Bedroom 18'2" x 11'4"

Family room 19'1" x 18'8"

4pc Bathroom 11'10" x 5'1"

Bedroom 10'3" x 7'11"

Bedroom 10'3" x 7'9"

Primary Bedroom 10'10" x 10'10"

Kitchen 12'11" x 11'0"

Dining room 11'4" x 8'11"

Living room 13'9" x 13'3"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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