



2309 Nechako Drive Kamloops British Columbia

\$499,900

PRIME JUNIPER RIDGE LOCATION WITH INCREDIBLE SWEAT EQUITY POTENTIAL! Opportunity is knocking in one of Kamloops' most desirable neighbourhoods! Located in the prestigious Juniper Ridge community, this spacious 2,220 sq. ft. home offers 3 bedrooms, a den, 3 bathrooms, and a single-car garage, all nestled in a mature, established neighbourhood. Just minutes from excellent schools, parks, and the famous Kamloops Bike Ranch, this location is hard to beat! The home features a hot water tank replaced in 2025 and a roof approximately 15 years old. Whether you're a savvy investor, a renovation enthusiast, or a buyer looking to build equity through your own improvements, this property is bursting with potential! Bring your vision, roll up your sleeves, and transform this home into something truly special. Priced to sell with future sweat equity in mind, this is your chance to get into a fantastic neighbourhood, renovate to your own taste, and create lasting value. Don't miss this opportunity to turn potential into profit in sought-after Juniper Ridge! (id:6769)

Storage 9'2" x 13'0"

Laundry room 6'9" x 6'0"

Office 6'6" x 7'10"

Games room 10'0" x 12'5"

Recreation room 17'9" x 12'6"

2pc Bathroom Measurements not available

Bedroom 9'10" x 9'11"

Bedroom 9'1" x 10'4"

Primary Bedroom 12'0" x 11'0"

Kitchen 15'7" x 10'0"

Dining room 9'11" x 8'11"

Living room 24'0" x 18'0"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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