

## 260 TAMARACK Avenue Kamloops British Columbia

\$535,000

Why rent when you can own? This clean and tidy one-level home offers comfort, convenience, and space at an affordable price. Step into the welcoming foyer that leads to a bright, open floor plan. The spacious island kitchen comes with fridge, stove, dishwasher, and a walk-in pantry for excellent storage. The large dining area opens onto a sunny BBQ deck with access to the private fenced yard, complete with patio and storage shed-ideal for relaxing or entertaining. With 2 generous bedrooms and 2 full baths, plus a bright home office with French doors, there's room to live, work, and grow. The oversized living/dining room even allows potential for a 3rd bedroom if needed. Enjoy the convenience of a large double garage, extra parking, and a 6' crawl space offering even more storage and easy utility access. Centrally located close to the River's Trail, beaches, parks, and schools—this home checks all the boxes whether you're buying your first home or simplifying life with easy one-level living. (id:6769)

Foyer 12'5" x 7'

Laundry room 9'0" x 7'0"

Pantry 4'6" x 6'0"

Primary Bedroom 11'8" x 11'8"

Bedroom 12'0" x 11'7"

Office  $8'0'' \times 8'0''$ 

Living room  $14^{\prime}0^{\prime\prime}\times11^{\prime}2^{\prime\prime}$ 

Kitchen 12'8" x 14'3"

**4pc Bathroom** Measurements not available

**3pc Bathroom** Measurements not available

Listing Presented By:



Originally Listed by: RE/MAX Real Estate (Kamloops)

http://lindaturnerprec@gmail.com/



Royal

## LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100 lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.