



## 120 Vernon Avenue 312 Kamloops British Columbia

\$334,900

Welcome to #312-120 Vernon Ave, a bright and spacious 2 bedroom unit in a well-maintained 55+ community on Kamloops' North Shore. Offering 1,101 sq ft, this home provides comfortable, low-maintenance living with room to relax and entertain. The inviting living and dining area is filled with natural light, while the functional kitchen offers plenty of cabinetry and workspace. Two generous bedrooms, a full 4-piece bathroom, and in-suite laundry add everyday convenience. Step outside onto the covered balcony, the perfect spot to enjoy morning coffee while taking in neighborhood and hillside views. Residents enjoy access to excellent building amenities including a large community room with full kitchen, gathering space, and fitness area, creating opportunities to stay active and social. Located in a highly walkable neighborhood, you're just minutes from shopping, coffee shops, restaurants, pharmacy, doctors, LifeLabs, public transit, and the popular Rivers Trail. Parking is available, with secure underground parking via wait list. This 55+ co-op prepaid leasehold interest sale is ideal for buyers looking to simplify life and enjoy a welcoming community lifestyle. Quick possession possible. (id:6769)

Laundry room 6'4" x 7'3"

Foyer 5'5" x 6'6"

Bedroom 11'1" x 12'5"

4pc Bathroom Measurements not available

Primary Bedroom 11'3" x 13'5"

Dining room 8'9" x 13'10"

Living room 14'11" x 24'0"

Kitchen 8'4" x 13'10"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<http://mykamloopslistings.com/>



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