



# 4012 Rio Vista Way Kamloops British Columbia

\$1,049,000

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



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Welcome to refined living in the sought-after Rio Vista community of Sun Rivers. This beautifully maintained 3 bedroom + den, 3 bathroom rancher with full basement offers a bright, open concept main floor designed for both everyday comfort and effortless entertaining. The kitchen features quality cabinetry, ample counter space, and a central island, flowing seamlessly into the dining and living areas where a modern electric fireplace creates a warm focal point. The main level includes a spacious primary bedroom with walk-in closet and ensuite, a dedicated office, convenient 2-piece powder room, and main floor laundry. Sonos sound is wired into the kitchen, ensuite, upper deck, and garage, enhancing the indoor-outdoor lifestyle. Downstairs, the fully finished basement offers a generous rec room, two bedrooms, a full bathroom, and a dedicated media room complete with wet bar and beer fridge--perfect for movie nights and entertaining--plus a separate wine storage area. Radiant in-floor heating in the garage and basement adds an extra layer of comfort, while geothermal heating and cooling provides efficient year-round climate control. Additional features include rough-in for central vacuum, gas BBQ hookup on the upper deck, and electrical rough-in for a hot tub on the lower deck. Enjoy low maintenance outdoor living with hillside and city views, all just minutes from downtown Kamloops, golf, and walking trails. (id:6769)

Bedroom 12'5" x 11'9"

Full bathroom Measurements not available

Bedroom 13'10" x 12'3"

Utility room 8'7" x 15'6"

Recreation room 29'1" x 25'7"

Media room 17'0" x 11'1"

Storage 10'2" x 5'8"

Pantry 10'5" x 8'9"

Laundry room 10'10" x 6'11"

Full ensuite bathroom Measurements not available

Primary Bedroom 13'9" x 16'2"

Living room 14'6" x 18'8"

Dining room 11'7" x 11'3"

Kitchen 17'0" x 14'2"

Office 11'1" x 9'10"

Foyer 5'11" x 5'4"

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Partial bathroom Measurements not available