



5044 Sun Rivers Drive Kamloops British Columbia

\$794,900

MOVE-IN READY! Brand-new living at Ladera in Sun Rivers. This 4 bedroom, 3.5 bathroom townhome offers over 2,500 sq. ft. of thoughtfully designed living space with plenty of room for family, guests and everyday life. The bright main floor is centred around a spacious kitchen with quartz countertops, extended-height cabinetry, a large island and upgraded integrated Fisher & Paykel fridge, opening naturally to the dining and living areas and covered deck. SS kitchen appliances, washer and dryer are included. Upstairs you'll find 3 bedrooms including the primary suite, plus a convenient study space, while the walkout lower level offers a 4th bedroom, full bathroom and family room ideal for guests, teens or additional living space. Enjoy panoramic views, southern exposure and private outdoor areas, along with geothermal heating and cooling, heated ensuite tile, a finished garage and EV rough-in. Fully finished and ready for immediate possession. GST applicable. (id:6769)

Dining nook 5'10" x 5'11"

Laundry room 4'9" x 7'3"

4pc Bathroom Measurements not available

Bedroom 10'10" x 12'1"

Bedroom 10'10" x 14'5"

4pc Ensuite bath Measurements not available

Primary Bedroom 13'1" x 14'7"

Storage 10'2" x 14'8"

4pc Bathroom Measurements not available

Bedroom 11'5" x 13'1"

Family room 14'7" x 15'11"

2pc Bathroom Measurements not available

Dining room 10'6" x 14'7"

Living room 14'6" x 14'7"

Kitchen 11'5" x 13'7"

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



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.