

# 460 Nicola Street 805 Kamloops British Columbia

$399,900

Brand-new construction and low-maintenance downtown living at Trillium at City Gardens. This well-designed studio offers a separate sleeping area that gives the home a one-bedroom feel, along with sunny south-facing views and an impressive 179 sq. ft. deck for additional outdoor living. Finished in the warm, neutral Dunes palette, this move-in ready home includes a full kitchen and laundry appliance package and one secure, heated underground parking stall. Strata fees include heat, air conditioning, and water, helping keep monthly ownership costs predictable and economical. Residents also have access to a fitness centre, social lounge, and the 22nd-floor library and gathering space with panoramic views of the North and South Thompson Rivers. Located in the heart of walkable downtown Kamloops, you're close to shopping, restaurants, parks, transit, Royal Inland Hospital, schools, and the future performing arts centre. Quality concrete construction, brand-new finishes, heated underground parking, included utilities, and a range of amenities make this an excellent option for budget-conscious buyers and first-time homeowners looking for more time to enjoy life and less time maintaining a home. Two pets allowed with restrictions. (id:6769)

4pc Bathroom ' x '

Kitchen 11'4'' x 10'7''

Living room 13'4'' x 11'4''

Primary Bedroom 15' x 9'4''

Listing Presented By:

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