



## 948 RYAN Place Kamloops British Columbia

\$649,900

Whether you're looking for a smart investment or your first home with built-in mortgage assistance, 948 Ryan Place delivers exceptional value and flexibility. The bright and inviting main level features 3 bedrooms, 1 bathroom, and an open, sun-filled kitchen and living area that's perfect for everyday living. Downstairs, the fully self-contained 1-bedroom + den basement suite offers its own private entrance, separate laundry, large windows, and an abundance of natural light—making it an ideal mortgage helper or comfortable space for extended family. Outside, you'll find ample parking, including room for an RV, along with a large, fully fenced backyard that's ready for kids, pets, gardening, or your own outdoor vision. A detached storage shed provides convenient space for tools, bikes, and seasonal equipment. Located in a convenient neighbourhood just minutes from shopping, transit, schools, and MacArthur Island Park, this property offers an excellent combination of lifestyle, versatility, and long-term value. 24 hours' notice is required for all showings. (id:6769)

Den 10'0" x 17'0"

Bedroom 13'0" x 14'0"

Laundry room 3'0" x 3'0"

Kitchen 23'0" x 9'0"

Living room 17'0" x 13'0"

4pc Bathroom Measurements not available

Primary Bedroom 13'0" x 11'0"

Bedroom 11'0" x 9'0"

Bedroom 10'0" x 10'0"

Laundry room 2'0" x 2'0"

Dining room 10'0" x 12'0"

Kitchen 13'0" x 10'0"

Living room 16'0" x 12'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

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<http://parkerbennettrealstate.ca/>



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