



## 2648 TRANQUILLE RD 109 Kamloops BC

\$644,900

Brand new walk up, bsmnt entry home that is located at the end of the complex (farthest from the main rd). This home incl a great rm open plan on the main flr w/high ceilings including a tray ceiling in the lvgrm. Lrg kitch w/stone counters & storage. There are 2 bdrms on the main flr. Primary bdrm feats a nice sized 4pc ensuite & W/I closet. Western views from the primary & 2nd bdrm. The main flr also incl a full 4pc main bath. Bsmnt lvl has a separate entry & nice area that can be locked off for privacy. There is an addl bdrm in the bsmnt, famrm & rough in plumbing for a wet bar. Cute deck off of the bsmnt lvl. This bare land strata incl 20 duplex style homes. Bare land strata fee \$150/month & incl water, sewer, garbage & road maintenance. Located steps to Aviation Way featuring Rivers Trail dike hiking/biking path that goes for kms, river access & a fenced dog park. Lots of outdoor space to enjoy at your doorstep! Transportation nearby & shopping a few mins from this home.

4pc Bathroom  
4pc Bathroom  
4pc Ensuite  
Living 18\5x12\9  
Kitchen 9\7x10\3  
Dining 13x7\4  
Mast BR 12\9x12\3

Bedroom 11\11x10  
Bedroom 10\9x11\3  
Entrance 10\9x6\2  
Family Room 17\9x12\6  
Utility 3\10x6\2  
Mudroom 6\4x8

Listing Presented By:



Originally Listed by:  
CENTURY 21 EXECUTIVES REALTY  
LTD (KAMLOOPS BRANCH)

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Royal

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