



2648 TRANQUILLE RD 118 Kamloops BC

\$634,900

New bsmnt entry unit w/2 bdrms on main & roughed in wet bar in the bsmnt! This home has an open flr plan w/lots of windows. There are 2 bdrms, a 4pc main bath & 4pc ensuite. Primary suite has a WI closet. Entry has access to the garage off the mud rm which also is where the stacking washer & dryer hookups are. Bsmnt lvl is a great space for teenagers/closed off for privacy. Daylight bsmnt incla a 3pc bath, famrm & a 3rd bdrm w/east facing patio. This home sits on a crawl space w/access down a set of stairs. Tons of storage. This unit feats stone counters on the main flr, laminate flring & modern finishings. Possession Summer a??23. Bareland strata incla 20 duplex style homes. Bareland strata fee \$150/mnth & incla water, sewer, garbage & road maintenance. Steps to Aviation Way feat 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 12\9x15

Kitchen 12\6x9\3

Dining 13\1x7\2

Mast BR 13\1x12\5

Bedroom 10\6x9\8

Bedroom 9\11x10\6

Entrance 4x8

Family Room 12\6x15\9

Mudroom 6x3\8

Entrance 3\6x5\8

Listing Presented By:



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