



240 G & M ROAD 37 Kamloops BC

\$399,900

Explore your ideal lifestyle in this practical 4-bedroom, 2-bathroom manufactured home, situated in the tranquil G & M Park. With 1560 sq ft, there's abundant space for family or guests. Unwind on the 24x12 covered patio or enjoy the fenced yard and gardens on a 5000 sq ft pad a?? all for an affordable \$350/mo. Inside, an open concept seamlessly merges spacious living areas with a desirable kitchen. The primary bedroom offers generous space, a 4-piece ensuite, and a walk-in closet for added convenience. Modern comforts are guaranteed with a furnace only 1.5 years old, central A/C, and newer appliances. A dedicated workshop space awaits your tinkering and creative projects. New amenities, including a nearby grocery store and the renowned BigHorn Golf and Country Club in Sun Rivers, add to home's appeal. Embrace this opportunity for a harmonious blend of comfort and sensible living. Quick possession is available, and as a bonus, the home has been professionally cleaned.

4pc Bathroom
4pc Bathroom
Kitchen 15x9
Dining 12x12
Living 13x13
Entrance 5x4
Bedroom 12x12

Bedroom 12x11
Bedroom 12x11
Bedroom 14x6
Den 14x6
Laundry 9x8
Workshop 7x4

Listing Presented By:



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