



## 200 GRAND Boulevard 122 Kamloops British Columbia

Valleyview

# \$609,900



Popular Orchards Walk community offering! This well-maintained Cameo duplex is a two-storey, 3-bedroom, 2.5-bathroom half duplex--perfect for families or investors. The home features a bright, spacious open-concept kitchen and living area, ideal for entertaining. The kitchen is equipped with high-end appliances, and there is convenient access to the backyard as well as direct entry to the garage. Upstairs, you'll find a comfortable primary suite with a 4-piece ensuite and a large walk-in closet, along with two additional bedrooms--one with direct access to the main bathroom. The bedroom carpets are in excellent condition. This property comes fully equipped with six appliances, air conditioning, and window blinds. The yard is fully landscaped and fenced for added privacy. Bareland strata fees include yard maintenance, water, sewer, garbage collection, and snow removal--offering true low-maintenance living. Pets and rentals are allowed. Located in a prime, family-oriented neighborhood, the home offers ample parking plus a 19' x 11' garage. Residents also have access to a recreation center with a gym, BBQ area, and meeting space for a small monthly fee. Close to all amenities, including daycare, pharmacy, and medical clinic. Proudly owned and immaculately maintained by the original owners. (id:6769)



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