



122 RIVER GATE Drive Kamloops British Columbia

Sun Rivers

\$646,800



Best Value in Sun Rivers! Welcome to River Gate at Sun Rivers, where lifestyle, functionality, and exceptional value come together in this beautifully designed townhome. This home is ideal for first-time buyers, growing families, professionals, or those looking to downsize without compromise. The versatile entry level features a spacious bonus room complete with a full bathroom; perfect for a media room, guest retreat, home office, gym, or additional living space tailored to your lifestyle. Upstairs, the bright and open-concept main floor is built for comfortable everyday living and effortless entertaining. The spacious kitchen features a gas range, dedicated coffee bar, and ample prep and storage space, flowing seamlessly into the inviting living area and out to your private back deck ; the perfect spot to unwind and enjoy warm Kamloops evenings. The upper level offers three comfortable bedrooms, including a generous primary suite with a walk-in closet and private ensuite. Convenient upstairs laundry adds to the home's practical, family-friendly layout. Enjoy a low-maintenance lifestyle just steps from the golf course, scenic walking trails, dining, and neighbourhood amenities, while shopping and downtown Kamloops remain only minutes away. Exceptional value in an established community -- this is your opportunity to enjoy the Sun Rivers lifestyle at an attractive price point...



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