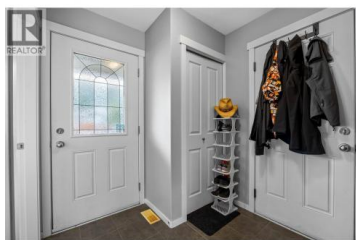




## 5200 Dallas Drive 40 Kamloops British Columbia

Dallas

# \$564,900



Welcome to Golden Valley Estate in Dallas, a family-friendly complex offering the perfect blend of space, comfort, and convenience. This beautifully maintained 3-level townhome is ideal for first-time buyers or young families and is located just a short walk from elementary school, grocery store, restaurant, and all essential amenities. Upstairs, you'll find three spacious bedrooms and a generous main bathroom complete with a soaker tub and separate shower. The main level features a bright, open-concept kitchen with a walk-in pantry, island, and seamless flow into the dining and living areas with beautiful hardwood floors. Step outside to your private, fully fenced backyard with a flat patio space, shed, and low-maintenance artificial turf. Downstairs, the professionally finished basement offers a large family room, a 4-piece bathroom, laundry room, and ample storage giving you plenty of flexible living space to suit your needs. Many practical updates over the years including: a newer hot water tank, stove, dishwasher, Air Conditioning Unit, range hood and stove, interior paint and front porch paint, basement flooring, and fencing. With low Bareland Strata fee of \$153/month, minimal maintenance, and only a 10-minute drive to downtown Kamloops, this home offers unbeatable value in a quiet and convenient location. Pets and rentals allowed. Virtual Tour and Floor Plans attached...



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