



## 712 Shuswap Road 44 Kamloops British Columbia

South Thompson Valley

**\$464,900**

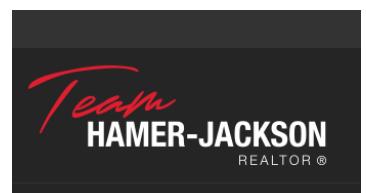


Enjoy easy, single-level living in this 2-bedroom plus den rancher, perfectly situated just minutes from the shops of downtown Kamloops and near beautiful hiking trails. The home's open floor plan creates a welcoming space where the living room, dining area, and a spacious kitchen flow together seamlessly. The kitchen features stainless steel appliances and plenty of counter space for daily life and entertaining. The primary bedroom is a generous retreat with its own 5-piece ensuite. A generous sized second bedroom along with a separate 3 piece bathroom adds extra convenience. The main highlight is the attached 21-by-22-foot workshop, which includes impressive 10-foot ceilings. This is a fantastic, versatile space, perfect for hobbyists, woodworkers, or anyone needing room for big projects and equipment. Outside, the fully fenced, xeriscaped yard offers privacy, great views, and low-maintenance upkeep. For added convenience, the monthly assessment includes water, sewer, garbage, and snow removal. Schedule your showing today. (id:6769)

**Sanjay Kosmadia**

Engel & Volkers Kamloops

Phone: (778) 220-4756



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada