



## 240 G & M Road 49 Kamloops British Columbia

South Kamloops

**\$399,900**



Welcome to one of the few mobile home parks in Kamloops that welcomes large dogs, making this an ideal spot for pet lovers. This well-maintained home is perfect for anyone looking to downsize without giving up the pleasures of gardening and outdoor space. Enjoy the benefits of single level living with just the right amount of yard to relax, garden, or entertain, all with a very reasonable pad rental of only \$400/month. Inside, you'll find a thoughtful layout featuring three bedrooms and two full bathrooms, including a private ensuite off the master bedroom. There is a quaint breakfast nook that leads to an open concept living and dining area creating a warm and inviting space for everyday living. The living room also has a WETT-certified wood fireplace that keeps the home comfortable and efficient during the colder months. The side entrance leads into a spacious laundry room that provides ample storage. Located in a central and convenient area, you're just steps from the new Swelaps Market, gas station, and Starbucks, with quick access to the highway making commuting or running errands a breeze. This home offers the perfect combination of comfort, convenience, and community. Don't hesitate to book your showing today. (id:6769)

### Amy Leaf

RE/MAX Real Estate (Kamloops)

Phone: (250) 318-5258



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

