



**712 SHUSWAP Road 6 Kamloops British Columbia**  
 South Thompson Valley  
**\$419,900**



Welcome to 6-712 Shuswap E Road, a beautiful 2014 home in South Bend Estates, ideally located within walking distance to hiking trails and pathways and just minutes from downtown Kamloops. This well-kept home is a great option for first-time buyers, downsizers, or anyone looking for comfortable, low-maintenance living in a convenient location. Inside, you'll find a bright, open-concept floor plan with vaulted ceilings and plenty of natural light. The spacious kitchen features a updated pantry, coffee/breakfast bar, new fridge and dishwasher, and easy flow into the dining and living areas, making it perfect for everyday living and entertaining. The home offers 3 bedrooms plus an office and 2 full bathrooms, including a primary bedroom with walk-in closet and 3-piece ensuite. Outside, enjoy a large fully fenced yard with multiple patio areas and a gazebo, ideal for relaxing or hosting guests. There is parking for up to 4 vehicles, including a 16' x 20' insulated and drywalled garage. Additional features include a 2024 hot water tank, central air, wiring for a hot tub, and 2 storage sheds. Pets allowed with restrictions. Pad rent currently for owners is \$470/month includes water, sewer, garbage, and snow removal. Move-in ready and easy to show, this is a must-see! (id:6769)



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