



## 601 REGINA Avenue Kamloops British Columbia

North Kamloops

**\$599,999**



PRICE REDUCED!! Welcome to this warm and inviting 4-bedroom, 2-bathroom true rancher, perfectly situated on a large corner lot in a highly desirable location. This meticulously maintained home offers exceptional value with numerous recent upgrades, including a brand-NEW ROOF (April 2026), fresh FULL EXTERIOR PAINT, new FENCING, SOLAR security lighting, and the two large trees just PROFESSIONALLY PRUNED. Inside, you'll find two beautifully renovated bathrooms and the peace of mind that comes with recently serviced furnace, air conditioning, and washer/dryer systems. The functional single-level layout provides comfortable living for families, downsizers, or anyone seeking convenience and accessibility. Step outside to enjoy a private backyard oasis featuring raised garden boxes, a hard-top 10' x 12' gazebo, two storage sheds, and a shelter tent—perfect for entertaining, gardening, or simply relaxing outdoors. The large driveway was resealed in Fall 2024 and offers ample parking, including dedicated RV parking. Ideally located within walking distance to two shopping malls, schools, public transit, and the Rivers Trail, this home combines comfort, convenience, and lifestyle. Truly move-in ready with nothing left to do but unpack and enjoy. Pride of ownership is evident throughout—don't miss this opportunity to own a turnkey home in a prime location. (id:6769)



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