



104 RIVER GATE Drive Kamloops British Columbia

\$649,800

Welcome to 104 River Gate Drive, perfectly designed for modern living and situated at the entrance to the award-winning Sun Rivers community. This stylish three-level townhome features 4 bedrooms, 4 bathrooms, and a single-car garage with a ground-level entry. The lower floor is wonderfully versatile, offering a full bedroom paired with its own dedicated bathroom with a private access to the backyard—ideal for a private guest suite, older teen, or home office space. On the main floor, enjoy a spacious open-concept layout featuring a bright living area, quartz-appointed kitchen designed for entertaining, and direct access to an outdoor area complete with a barbecue hookup. The top level houses three additional bedrooms, including a primary retreat complete with an expansive walk-in closet and a luxurious 4-piece ensuite. Finishing off the upper floor is another full bathroom and convenient top-floor laundry. Enjoy a low-maintenance, resort-style lifestyle just minutes from the Bighorn Golf & Country Club, Mason's Kitchen, Sun Rivers Commons, and nearby shopping at Chief Louis Crossing. (id:6769)

Bedroom 10'0" x 11'4"	4pc Bathroom Measurements not available
Bedroom 9'11" x 10'5"	Dining room 13'10" x 10'0"
Primary Bedroom 12'2" x 11'8"	Kitchen 14'0" x 12'0"
4pc Ensuite bath Measurements not available	Living room 11'8" x 14'9"
4pc Bathroom Measurements not available	Office 8'8" x 8'10"
Bedroom 11'8" x 15'10"	2pc Bathroom Measurements not available
Utility room 7'10" x 4'3"	

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty
(Kamloops)



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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