



# 338 NICOLA Street 108 Kamloops British Columbia

\$439,900

An exceptional opportunity to secure your next home before the spring rush in one of Kamloops' most well-established and welcoming 55+ communities, Ashley Court. This well-appointed 2-bedroom, 2-bathroom home offering comfort, space, and low-maintenance living in a central Kamloops location. Thoughtfully updated throughout, this home features refreshed flooring, fresh paint, updated appliances, and a functional layout designed for everyday ease. One of the standout features is the exceptionally large private patio spanning over 220 sq. ft. ideal for outdoor seating, container gardening, entertaining, or simply enjoying your morning coffee in a quiet setting. The open living and dining areas provide great natural light and flow, while the bedrooms are well sized, including a primary suite with ensuite. This home offers a perfect blend of indoor comfort and outdoor space something rarely found in apartments. Located within walking distance to Royal Inland Hospital, the YMCA, downtown shopping, dining, and riverside trails, this is a fantastic opportunity for those looking to downsize, work from home, or enjoy a more convenient lifestyle. Move in now and enjoy everything this home has to offer -- before spring activity returns and demand increases (id:6769)

Laundry room 9'9" x 5'4"

Primary Bedroom 10'0" x 14'0"

Bedroom 9'0" x 12'0"

Living room 15'0" x 16'0"

Dining room 8'0" x 9'0"

Kitchen 9'11" x 10'3"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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Royal

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