



1799 Babine Avenue 112 Kamloops British Columbia

\$710,000

Welcome to this beautifully maintained 1/2 duplex, just 4 years old and located in a quiet bare land strata with low monthly fees. This spacious rancher-style home offers 3 bedrooms and 2.5 bathrooms, with a layout designed for both comfort and practicality. The main floor features a bright, open-concept living space with a large modern kitchen, dining area, and living room that opens onto a balcony with stunning mountain views. The primary bedroom is conveniently located on the main level and includes a walk-in closet and a private ensuite bathroom. Downstairs, you'll find two additional bedrooms, a family room, a huge media room, and plenty of storage space—ideal for guests, entertaining, or a growing family. The home also includes a one-car garage equipped for EV charging. Set in a peaceful and well-managed community, this home is close to nature, trails, and local amenities, offering the perfect blend of low-maintenance living and modern comfort. Call me today to book your viewing! All measurements approximate and to be verified by the Buyer. (id:6769)

Storage 17'11" x 6'3"

Bedroom 10' x 11'

Bedroom 10' x 12'

Family room 19'8" x 11'1"

4pc Bathroom Measurements not available

Media 19'3" x 15'5"

Laundry room 5'5" x 6'

2pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 14' x 11'

Living room 14'8" x 12'6"

Dining room 10'2" x 9'8"

Kitchen 10'2" x 9'

Foyer 11'1" x 7'5"

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.