



# 122 RIVER GATE Drive Kamloops British Columbia

\$646,800

Welcome to River Gate at Sun Rivers: where comfort, convenience, and lifestyle come together in this beautifully designed townhome. Perfectly suited for first-time buyers, growing families, or those looking to downsize, this home offers a versatile and functional layout in one of Kamloops' most desirable communities. The entry level features a spacious bonus room complete with a full bathroom; ideal for a media room, home gym, guest space, or entertaining area. Upstairs, the bright and open-concept main floor is designed for modern living. Enjoy a large kitchen with a gas range, dedicated coffee bar, and plenty of room to gather. The adjoining living area flows seamlessly to your private back deck; perfect for relaxing and soaking in warm summer evenings. The upper level offers three comfortable bedrooms, including a well-appointed primary suite with a walk-in closet and private ensuite. Convenient upstairs laundry adds to the home's thoughtful design. Enjoy a low-maintenance lifestyle just steps from Sun Rivers' renowned golf course, dining, and nearby amenities, with grocery shopping only minutes away. Modern, convenient, and filled with natural light; this is Sun Rivers living at its best. (id:6769)

- |                                             |                                         |
|---------------------------------------------|-----------------------------------------|
| Primary Bedroom 11'9" x 11'10"              | Living room 11'9" x 16'2"               |
| Bedroom 11'7" x 14'4"                       | 4pc Bathroom Measurements not available |
| Bedroom 9'8" x 10'5"                        | Living room 19'8" x 14'1"               |
| 4pc Ensuite bath Measurements not available | Dining room 13'10" x 9'10"              |
| 4pc Bathroom Measurements not available     | Kitchen 14'0" x 12'0"                   |
| Utility room 7'7" x 4'2"                    | 2pc Bathroom Measurements not available |

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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