



# 145 NICOLA Street 13 Kamloops British Columbia

\$489,900

The perfect blend of convenience and comfort in the highly desirable West End of downtown Kamloops. This rare three-bedroom townhouse offers an exceptional lifestyle opportunity that does not come up very often. Step inside to a serene oasis for your main living room/dining room with a cozy gas fireplace and elegant hardwood and tile throughout the living and dining areas. The kitchen comes fully equipped with stainless steel appliances. On the upper level you'll find the rare 3 bedroom layout with convenience of in-unit laundry on the second floor with an included washer and dryer. Central air conditioning ensures year-round comfort. The outdoor spaces are equally impressive. Enjoy a private rear patio perfect for relaxing, barbecuing, or gardening, plus an additional private patio right off the master bedroom. 2 underground secure parking spots and a secure storage unit make this home a step above. Unmatched downtown amenities are just a short walk away, placing you steps from the vibrant local farmer's market, boutique shopping, diverse restaurants, pubs, cozy coffee shops, and steps from the hospital. Perfect for investors, first-time buyers, or those looking to downsize. Pets and rentals are allowed. Pet rule is one cat or one dog(no size restrictions). All measurements are approximate and should be verified by the buyer if important. (id:6769)

Bedroom 10'5" x 9'3"

Bedroom 15'1" x 9'7"

Primary Bedroom 12'10" x 11'3"

4pc Bathroom Measurements not available

Living room 15'2" x 15'5"

Dining room 12'9" x 9'9"

Kitchen 8'8" x 8'0"

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

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