



383 COLUMBIA W Street 13 Kamloops British Columbia

\$469,900

Welcome to Columbia Villas in Kamloops. This 4 bedroom, 3.5 bathroom townhouse offers city and river views in a central location that simply makes sense. Walking distance to TRU, Royal Inland Hospital, shopping, transit, and downtown amenities, which is exactly why this area consistently performs well for both homeowners and investors. The main floor is functional and bright, with a kitchen and eat-in nook that opens into the dining and living space, plus patio access. There's also a 2-piece bathroom and in-unit laundry on this level, which makes daily living straightforward. Upstairs you'll find three bedrooms, including a primary with a 3-piece ensuite. Downstairs adds flexibility. A fourth bedroom or rec room, a full bathroom, and generous storage. Columbia Villas is a well-managed strata that allows rentals and pets (with restrictions), which gives this property options. It could work as a student rental, long-term investment, or a primary residence close to everything. If you're curious whether this fits your lifestyle, investment or personal, I'm happy to walk you through it. (id:6769)

Bedroom 11'1" x 8'2"

Bedroom 10' x 8'5"

Primary Bedroom 11' x 14'

3pc Ensuite bath 5'5" x 5'8"

4pc Bathroom 8'7" x 5'8"

Utility room 11'1" x 16'11"

Bedroom 14' x 16'11"

4pc Bathroom 8'9" x 7'2"

Living room 14'0" x 16'11"

Dining room 6'4" x 6'3"

Kitchen 10'2" x 7'10"

2pc Bathroom 11'1" x 5'1"

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp



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