



# 1901 Qu'Appelle Boulevard 130 Kamloops British Columbia

\$604,900

Welcome to this well positioned 3 bd, 4 bath, 3-level townhome in the heart of Juniper West. Ideal opportunity for first-time buyers or growing families seeking space, comfort and lifestyle. Thoughtfully staggered from neighboring units, this home enjoys enhanced privacy and an abundance of nat light, highlighted by a bonus extra-lrg living rm window that most units don't have. Bright, open-concept main floor features modern kitchen with quartz countertops, family-sized island and SS appliances (plumbed for gas stove). The dining area flows seamlessly to a spacious, south-facing cov deck complete with a n/g BBQ hookup, perfect for entertaining/relaxing outdoors. Custom window coverings and cozy FP in the inviting living room. Upstairs, you'll find convenient laundry and 2 generous bdrms (could be converted to 3), including a king sized primary suite with W/I closet featuring custom organizers and a well-appointed ensuite with dual sinks and tile W/I shower. With 4 bathrooms and flexible layout potential, there's room to adapt as your needs grow. Parking is exceptional here with an oversized garage, rare extra-long driveway, additional parking stall and street parking out front. Located near hiking/biking trails, Juniper Bike Ranch, playground/park, dog park and community market, this home combines premium positioning, privacy, upgrades and an active, family-friendly lifestyle. Minutes from Downtown and every amenities. Quick poss is possible. Some photos are digitally staged (id:6769)

Full bathroom 8'3" x 9'11"

Full bathroom 4'11" x 8'8"

Bedroom 16'3" x 12'2"

Primary Bedroom 11'10" x 13'2"

Utility room 6'1" x 3'10"

Mud room 6'0" x 6'11"

Bedroom 10'7" x 9'11"

2pc Bathroom 6'0" x 5'6"

2pc Bathroom 5'3" x 7'3"

Living room 16'2" x 13'3"

Dining room 10'8" x 11'9"

Kitchen 12'7" x 13'11"

Listing Presented By:



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