



# 1901 Qu'Appelle Boulevard 139 Kamloops British Columbia

\$614,900

One of the best positioned units in the complex -- and it shows. This like-new Juniper Ridge townhouse is thoughtfully set offset from the neighbouring unit, allowing for larger living room windows that capture incredible sunsets you simply don't get in most other units here. The added separation also means the primary bedroom and lower-level bedroom/den don't share the same wall alignment as many others -- offering a noticeable layer of privacy & more light with the extra windows. The main floor is bright and open, with a spacious island and upgraded quartz surfaces carried throughout the home (another upgrade). Stainless appliances, gas range, and a stunning large windows elevate the space, while sliding doors lead to an oversized covered patio with n/g hookup perfect for year-round grilling. Entry level offers a mudroom off the garage, a private third bedroom or office with walkout patio access, and a 2-piece bath -- ideal for guests or work-from-home flexibility. Upstairs features top-floor laundry and two generous bedrooms, including a spacious primary with walk-in closet and a 4-piece ensuite with double sinks. An extra-long driveway can fit two vehicles -- a rare bonus in this development, plus + extra stall (total 3-4 spaces depending on car size). Located across from Juniper West Park, steps to the dog park and Bike Ranch trails, this unit combines premium positioning, privacy, upgrades, and lifestyle. If you've been watching this complex, this is the one worth seeing. (id:6769)

Laundry room 5'10" x 2'11"  
4pc Bathroom 5'0" x 8'8"  
Bedroom 12'3" x 16'3"  
4pc Ensuite bath 9'10" x 8'3"  
Primary Bedroom 12'6" x 11'11"  
Utility room 3'11" x 6'2"  
Mudroom 6'5" x 5'0"

2pc Bathroom 5'8" x 6'3"  
Bedroom 9'10" x 10'10"  
Dining room 10'5" x 12'5"  
2pc Bathroom 5'7" x 7'4"  
Living room 16'3" x 12'10"  
Kitchen 18'1" x 16'3"

Listing Presented By:



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