



# 1725 Coldwater Drive Kamloops British Columbia

\$689,900

Welcome to the sought-after neighbourhood of Juniper Ridge: where stunning views and family-friendly living come together. This 3 bedroom, 2 bathroom home captures breathtaking views of Mount Paul and the South Thompson Valley, all while offering a private yard. Ideally located within the Juniper Elementary catchment on Coldwater, this home is full of potential and ready for your personal touch. Inside, you'll find generous space for growing families, including two separate living areas, a dedicated office, and a basement already framed and drywalled for a fourth bedroom. Outdoor enthusiasts will love being just minutes from parks, scenic hiking and biking trails at the Kamloops Bike Ranch. Plus, enjoy peace of mind with key recent updates: roof (2024), hot water tank (2025), gas fireplace (2025), and furnace (2019). This is your opportunity to create the perfect home in one of Kamloops' most desirable communities. Don't miss it! (id:6769)

Laundry room 16'11" x 13'4"

Other 16'11" x 9'11"

Foyer 6'9" x 11'11"

Living room 14'9" x 21'9"

Office 8'11" x 11'4"

4pc Bathroom Measurements not available

Bedroom 9'5" x 10'7"

Bedroom 9'10" x 9'10"

3pc Ensuite bath Measurements not available

Primary Bedroom 14'9" x 11'3"

Living room 14'8" x 22'1"

Kitchen 15'10" x 13'8"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<https://www.applegathgroup.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.