

# 525 NICOLA Street 208 Kamloops British Columbia

$304,900

Unit 208 at Nicola Towers is a clean, move-in ready 2 bedroom, 1 bathroom home on the second floor of a concrete building in downtown Kamloops. At 899 sq ft, it is larger than many of the two bedroom units in the building, with separate living and dining areas and a layout that is easy to furnish. The kitchen and bathroom have both been renovated, and live edge wood shelving and accents bring real wood and character into the home. Laminate floors run through the main living areas, and the whole unit has been kept very clean, so there is nothing to do but move in. A large in-suite storage room keeps the clutter out of sight and could also work as a small office or hobby space. Step out to the covered deck for fresh air. Concrete construction means a solid, quiet building. You get one secure underground parking stall, elevator access and shared laundry in the building. Heat and hot water are included in the strata fee, which keeps monthly costs simple and predictable. No pets. The location does a lot of the work. You are a few blocks from the shops on Victoria Street, and Royal Inland Hospital, Riverside Park, the Farmers' Market, Sandman Centre, the library, restaurants, coffee shops and transit are all close by, so most errands can be done on foot. A good fit for first-time buyers, hospital and downtown workers, or downsizers looking for a low maintenance home they can lock and leave. All measurements approximate, buyer to verify if important. (id:6769)

Storage 7'7'' x 5'10''
Bedroom 8'5'' x 11'5''
Primary Bedroom 11'5'' x 12'10''
Kitchen 7'7'' x 9'8''
Dining room 15'4'' x 12'0''
Living room 13'10'' x 11'2''
4pc Bathroom Measurements not available

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