



## 2264 Nechako Drive Kamloops British Columbia

\$625,000

Welcome to the heart of Juniper Ridge! This bright 2+1 bedroom 2 bathroom home is ideal for small families starting out, downsizing or looking for an investment. It is situated within walking distance to all the community has to offer, including Juniper Elementary, dog park, store and Kamloops Bike Ranch. The property is a flat lot with u/g sprinklers, privacy and plenty of parking. Want to build a shop? There is room for that (confirm with City of Kamloops) a nearby shed in the backyard already has power! The backyard hosts mature landscaping and access to the front from both sides of the house. Inside you'll find 2 good sized bedrooms, 4 piece main bathroom, a bright and open livingroom, diningroom and kitchen with access to a covered low maintenance deck where barbequing is steps away from the dining table. With bedrooms and bathrooms on both levels, the daylight basement provides for the continuation of natural light and both common and private spaces. The basement also has inside access to the single-car garage. Many updates including main bathtub/enclosure (2023), toilets, flooring, lighting, windows (some), hot water tank and roof (2021) and furnace/central AC (2014). If you're looking for a well-maintained home situated along a sidewalk, close to bus stops and all the Juniper has to offer, check this little gem out! (id:6769)

2pc Bathroom Measurements not available

Laundry room 9'5" x 7'8"

Bedroom 9'10" x 9'10"

Recreation room 11'9" x 14'3"

4pc Bathroom Measurements not available

Bedroom 9'0" x 10'3"

Primary Bedroom 11'3" x 10'11"

Kitchen 11'2" x 10'4"

Dining room 7'9" x 10'8"

Living room 12'10" x 14'9"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



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.