



## 2860 Valleyview Drive 25 Kamloops British Columbia

\$479,000

Discover incredible value in the heart of Orchards Walk at Cortland Park, where this well appointed, 3-bedroom, 2.5-bathroom home stands out as a rare find - offered below assessed value and ready for your ideas.

Blending durability with modern comfort, the property features a heated two-car garage, premium Hardie plank siding, and 9-ft ceilings that enhance the bright, open-concept main floor. Whether you're hosting on the patio with the convenient gas BBQ hookup or retreating to the spacious primary suite upstairs, this home offers the perfect foundation for your lifestyle. You'll enjoy seamless access to top schools, shopping, and major highways in a rapidly growing community. To make the transition even smoother, the seller is offering a \$3,000 credit toward your choice of new basement stair carpeting or a brand-new fridge and stove installed before closing. Don't miss this chance to secure a high-potential investment or your dream home at an unbeatable price point! Available for quick possession! (id:6769)

4pc Bathroom Measurements not available

Bedroom 10' x 9'

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3pc Ensuite bath Measurements not available

Primary Bedroom 12' x 11'

2pc Bathroom Measurements not available

Dining room 10' x 7'

Living room 15' x 11'

Kitchen 9' x 7'

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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Royal

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