



# 712 Shuswap Road 26 Kamloops British Columbia

\$405,900

Exceptional value in this pristine 2021-built home! Featuring 3 bedrooms & 2 full bathrooms, a huge covered deck which was built to hold a future hot-tub, and a 11' x 25' heated/cooled garage! The floor plan is bright and functional, boasting a large kitchen with quartz countertops, a gas range, and a walk-in pantry, offering a cozy living space and dining area with access to the 25' x 12' covered patio. The layout is optimal as the huge primary bedroom, with a walk-in closet and 3pc ensuite, is located on one end of the home and the 2 secondary bedrooms and a 4pc bathroom are located on the other end! The yard is very low maintenance, fully fenced, and comes with a storage shed! Located in South Bend Estates providing tons of sun in a quiet complex while only being a 5 minute drive to groceries and restaurants, and just 8 minutes from downtown Kamloops! Other features include hot-water-on-demand, central A/C, custom window coverings, and a pull-out bed in the smaller 3rd bedroom/office. Low pad rent of \$450 per month includes water, septic and garbage. Dogs and cats are allowed and RV parking is available in the complex! (id:6769)

Other 5'0" x 5'1"  
Laundry room 10'8" x 5'6"  
4pc Ensuite bath Measurements not available  
4pc Bathroom Measurements not available  
Bedroom 12'0" x 10'9"

Bedroom 11'0" x 8'0"  
Primary Bedroom 14'7" x 12'0"  
Dining room 7'0" x 6'0"  
Kitchen 17'9" x 9'1"  
Living room 14'7" x 10'3"

Listing Presented By:



Originally Listed by:  
eXp Realty (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.