



# 641 Shuswap Road 327 Kamloops British Columbia

\$895,000

Listing Presented By: 

Originally Listed by: eXp Realty (Kamloops)



**LePage Kelowna**

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Welcome to 327-641 Shuswap Road, an exceptional home offering the perfect balance of comfort, value, and future potential. Situated on a corner lot and featuring 2 bedrooms and 2 bathrooms, this home has seen numerous upgrades creating a move-in ready package. With an open concept floor plan, the natural light flowing through the kitchen-living-dining areas broadens the feel of the home and its already generous dimensions. The welcoming kitchen with its large island and connection to the dining room makes entertaining a dream for family dinners or social gatherings with friends. Outside, you'll appreciate the hot tub with its dedicated pad, a covered patio area and green space. The primary suite is warm with natural light, high ceilings, walk-in closet with built-ins and ensuite featuring double vanity and glassed in shower. The unfinished basement presents an excellent opportunity for additional storage, workshop, or future development depending on your lifestyle and needs. The location is another major highlight. Enjoy quick access to Kamloops while benefiting from a quieter setting just minutes from the growing Chief Louis Crossing shopping district and Sun Rivers Golf Resort - a newly completed walking and cycling pathway provides safe and convenient access. With a prepaid lease, extra parking, extensive upgrades, and exceptional location both within the development and within the city, this is a property that offers outstanding value, flexibility, and lifestyle appeal. (id:6769)

- Storage 10'0" x 10'11"
- Storage 23'5" x 11'2"
- Storage 20'6" x 10'1"
- Recreation room 27'6" x 26'7"
- Pantry 4'0" x 3'9"
- 4pc Ensuite bath Measurements not available
- Primary Bedroom 14'8" x 10'8"
- Dining room 12'1" x 11'2"
- Kitchen 13'1" x 11'2"
- Living room 16'10" x 15'11"
- Laundry room 10'6" x 9'2"
- 4pc Bathroom Measurements not available
- Bedroom 14'10" x 11'2"
- Foyer 13'4" x 11'0"

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