



# 2210 QU'APPELLE Boulevard 35 Kamloops British Columbia

\$599,900

Discover this exceptional bareland strata unit in the highly desirable Juniper Gate community of Juniper Ridge, perfectly located for an active lifestyle with modern updates, unbeatable views (with no future building possible in front thanks to the protected nature trails), and low-maintenance living. Directly adjacent to Juniper Park, the Kamloops Bike Ranch, nature trails, and a dog park, this home offers endless opportunities for outdoor adventures. Recent professional upgrades include a new vinyl fence, Duradeck decking, washer and dryer, all new kitchen appliances, new air conditioner, 2024 HWT, and all new flooring, ensuring true move-in readiness with peace of mind. Features include 3 spacious bedrooms (primary with ensuite), generous living areas, a large kitchen overlooking the living room space, a large unfinished storage room with excellent conversion potential (previously used as a den with a bed and sauna), a fenced low-maintenance grass yard ideal for kids or pets, a single-car garage and an additional assigned parking stall. Located in the Juniper Ridge Elementary School catchment area, this well-maintained home offers exceptional value with a low monthly strata fee of \$200. Vacant spaces available in the on-site secure RV parking lot. Don't miss this opportunity to own a beautiful home surrounded by nature in one of Kamloops' most sought-after complexes, in one of Kamloops' most sought-after neighbourhoods. 3D Walkthrough & floor plans available. (id:6769)

Laundry room 11'0" x 9'2"  
Storage 11'0" x 12'10"  
Recreation room 12'0" x 16'0"  
Primary Bedroom 12'4" x 15'4"  
Bedroom 11'3" x 13'0"

Living room 19'0" x 15'0"  
Bedroom 11'3" x 9'8"  
4pc Bathroom Measurements not available  
Foyer 6'2" x 8'0"  
Kitchen 13'0" x 10'0"  
Dining room 12'0" x 11'0"

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