



1900 HUGH ALLAN Drive 36 Kamloops British Columbia

\$499,900

Welcome to Northgate, a sought-after townhome community in the quiet, family-friendly neighbourhood of Pineview. This 3-bedroom, 2-bathroom home offers modern comfort with unbeatable access to parks, trails, and city amenities. Located directly across from Pineview Valley Park and just steps from scenic hiking and biking routes, it's perfect for those who love the outdoors while enjoying the convenience of nearby shopping and services. The open-concept main floor features a kitchen with stainless steel appliances, ample cabinetry and a large island, seamlessly flowing into the dining area and living room with a natural gas fireplace and access to a private covered deck. A 2-piece bathroom rounds out this level. Downstairs you'll find three spacious bedrooms, a 4-piece bathroom, and a laundry/utility room with additional storage. The primary bedroom opens to a second covered patio and green space, extending your living outdoors. Additional highlights include a newer air-conditioning unit and hot water tank, central vacuum rough-in, and parking for two vehicles—a single garage with built-in shelving plus a second spot out front. With quick access to Costco, Aberdeen Mall, Sahali shopping, Pineview Recreation Trails, and Kenna Cartwright Park, this home strikes the perfect balance of tranquility and convenience. A brand-new elementary school is also scheduled to open in Pineview in 2026. 1 dog or 1 cat. Strata fee: \$265.77. Buyer to verify all listing details and measurements. (id:6769)

Laundry room 5'0" x 5'0"

Bedroom 10'0" x 9'0"

Bedroom 12'0" x 9'0"

Primary Bedroom 14'0" x 12'0"

4pc Bathroom Measurements not available

Foyer 5'0" x 4'0"

Living room 19'0" x 12'0"

Dining room 12'0" x 9'6"

Kitchen 13'6" x 13'0"

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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