



3987 Yellowhead Highway Kamloops British Columbia

\$449,900

New listing in the friendly community of Rayleigh! This charming 2 bdrm plus den home is an excellent opportunity for first-time home buyers, or anyone looking for an affordable place to call home. and build equity over time. New electrical upgrade this year to 200 amp service. Lots of parking with plenty of room for multiple vehicles, an RV, trailer, or recreational toys. Located in the welcoming community of Rayleigh, you'll enjoy the best of small-town living while being just a short drive from Kamloops. Rayleigh is known for its family-friendly atmosphere. Residents enjoy nearby hiking and biking trails, the North Thompson River, local parks, an elementary school, and a strong sense of community. The Rayleigh Community Centre serves as the heart of the neighbourhood, hosting local events, family activities, and community gatherings throughout the year. Just a 10 to 15 minute drive to downtown Kamloops. Quick possession possible! (id:6769)

Utility room 22'4" x 10'11"

Other 7'10" x 5'7"

Den 16'6" x 7'10"

Laundry room 13'8" x 8'10"

Family room 9'10" x 16'11"

Bedroom 10'9" x 7'8"

Primary Bedroom 9'10" x 9'11"

Living room 10'9" x 12'3"

4pc Bathroom Measurements not available

Kitchen 11'6" x 13'2"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

<https://kamloopsforsalehomes.com/>



Royal

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