



## 712 Shuswap Road 44 Kamloops British Columbia

**\$464,900**

Enjoy easy, single-level living in this 2-bedroom plus den rancher, perfectly situated just minutes from the shops of downtown Kamloops and near beautiful hiking trails. The home's open floor plan creates a welcoming space where the living room, dining area, and a spacious kitchen flow together seamlessly. The kitchen features stainless steel appliances and plenty of counter space for daily life and entertaining. The primary bedroom is a generous retreat with its own 5-piece ensuite. A generous sized second bedroom along with a separate 3 piece bathroom adds extra convenience. The main highlight is the attached 21-by-22-foot workshop, which includes impressive 10-foot ceilings. This is a fantastic, versatile space, perfect for hobbyists, woodworkers, or anyone needing room for big projects and equipment. Outside, the fully fenced, xeriscaped yard offers privacy, great views, and low-maintenance upkeep. For added convenience, the monthly assessment includes water, sewer, garbage, and snow removal. Schedule your showing today. (id:6769)

5pc Bathroom Measurements not available

Primary Bedroom 12'9" x 12'8"

Bedroom 12'9" x 9'2"

4pc Bathroom Measurements not available

Living room 19'9" x 12'8"

Den 11'6" x 8'5"

Laundry room 8'1" x 6'6"

Kitchen 12'11" x 12'9"

Dining room 8'7" x 9'7"

Listing Presented By:



Originally Listed by:  
Engel & Volkers Kamloops



Royal

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