



# 249 Kitchener Crescent 5 Kamloops British Columbia

\$395,000

Welcome to Shoreline, a sought-after riverfront community offering an affordable, low-maintenance lifestyle in one of Kamloops' most central locations. This home features a functional layout of main floor living with 3 bedrooms plus a den up. Over the years, the home has been tastefully upgraded while being meticulously cared for, offering move-in ready comfort. Residents also enjoy fantastic amenities including a well-maintained outdoor pool, scenic walking trails, and a welcoming community atmosphere. Pets are permitted (with restrictions), making this an ideal home for a variety of lifestyles. Located just steps from Overlander Park, the Thompson River, beach volleyball courts, shopping, schools, and everyday amenities, Shoreline offers the perfect balance of convenience, recreation, and carefree living. Quick possession is possible and the home is easy to view. (id:6769)

- Den 6'5" x 6'3"
- Bedroom 8'11" x 10'
- Bedroom 12'6" x 10'6"
- Primary Bedroom 12'6" x 13'6"
- 4pc Bathroom Measurements not available

- Foyer 6'5" x 15'3"
- 3pc Bathroom Measurements not available
- Kitchen 9'6" x 12'4"
- Living room 9'6" x 13'9"
- Dining room 9'6" x 13'9"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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