



## 5048 Sun Rivers Drive Kamloops British Columbia

\$789,900

MOVE-IN READY! Enjoy easy main-floor living at Ladera in Sun Rivers. This brand-new 3 bedroom, 2.5 bathroom rancher-style townhome offers over 2,000 sq. ft. of finished living space, making it an ideal option for those looking to downsize without sacrificing space. The main level features an open kitchen, dining and living area, spacious primary bedroom with walk-in closet and ensuite, laundry, and a covered deck - all the essentials for everyday living on one floor. The walkout lower level adds two bedrooms, a full bathroom, family room and covered patio, providing plenty of space for guests and visiting family. As an end unit, the home enjoys added privacy along with panoramic views and southern exposure. The kitchen features quartz countertops, an oversized pantry and upgraded integrated Fisher & Paykel fridge. SS kitchen appliances, washer and dryer are included. Geothermal heating and cooling, heated ensuite tile, a finished garage and low-maintenance living complete the package. GST applicable. Matterport is for a A1 unit and is just for general reference for finishings, etc. (id:6769)

4pc Bathroom Measurements not available

Bedroom 12' x 9'8"

Bedroom 13' x 11'9"

Family room 13'10" x 17'7"

Laundry room 11' x 5'7"

4pc Ensuite bath Measurements not available

Primary Bedroom 12' x 12'

2pc Bathroom Measurements not available

Dining room 14'2" x 8'10"

Living room 13' x 12'4"

Kitchen 10'2" x 8'

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



Royal

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