

7 Van Dyke Street 7V Kamloops British Columbia

$169,900

Riverside living at a price that makes sense! This rare riverside-facing single wide with spacious bump out sits in Woodland MHP, right beside MacArthur Island's trails, sports fields, arena and riverfront. You can have morning walks by the water and evening bike rides without ever leaving the neighbourhood. Step inside to a bright, open layout that feels warm and welcoming, with a new bay window filling the space with natural light. The kitchen has an island, separate cooktop and wall oven, so there's room to cook and gather. There are 2 bedrooms and 1 full bath with peek-a-boo ensuite access, a separate shower and a relaxing soaker tub, plus easy potential for a 3rd bedroom with a small modification of the bump out. The big updates are done: new flooring (~3 yrs), HWT (2019), regularly serviced Bryant central A/C, 2009 furnace and 100-amp service. Outside, enjoy the newer composite deck, storage sheds, yard access on both sides, great sun exposure and tons of parking. Pad rent is only $600/mo (as of Jan 2027), well below the avg charged at comparable North Shore and Brocklehurst parks, and you'll save every month. A perfect fit for first-time buyers, downsizers or anyone wanting low-maintenance living in a convenient location. No pets, no rentals. Park does not sign lender's site lease. Book your showing today! (id:6769)

Primary Bedroom 10'10'' x 10'11''
Full bathroom 8'2'' x 10'1''
Bedroom 8'2'' x 10'1''
Living room 16'4'' x 20'0''
Kitchen 17'6'' x 13'4''
Foyer 20'0'' x 2'11''

Listing Presented By:

Originally Listed by:
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