



# 460 Nicola Street 805 Kamloops British Columbia

\$409,900

Affordable, low-maintenance living meets elevated lifestyle at Trillium at City Gardens. This thoughtfully designed studio residence lives more like a one-bedroom, featuring a partitioned sleeping area that creates privacy and separation from the main living space. Enjoy sunny south-facing views and an impressive 179 sq. ft. deck, providing exceptional outdoor living space rarely found in a home of this size. Finished in the warm, neutral tones of the Dunes colour palette, this move-in ready home includes a complete kitchen and laundry appliance package, plus one secure underground parking stall. Monthly strata fees include heat, air conditioning, and water, helping to make ownership both affordable and predictable. Residents enjoy access to exceptional amenities, including a fitness centre, social lounge, and the spectacular 22nd-floor library and gathering space with panoramic views of the North and South Thompson Rivers. Conveniently located within walking distance of Royal Inland Hospital, shopping, restaurants, parks, schools, transit, and the future performing arts centre. Built with quality concrete construction, Trillium offers exceptional value, convenience, and lifestyle in the heart of downtown Kamloops. Pet-friendly with restrictions (maximum 50 lbs and 22 inches at the withers). (id:6769)

4pc Bathroom ' x '

Kitchen 11'4" x 10'7"

Living room 13'4" x 11'4"

Primary Bedroom 15' x 9'4"

Listing Presented By:



Originally Listed by:

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