



712 Shuswap Road 9 Kamloops British Columbia

\$404,900

This 3 Bedroom & 2 Bathroom home features 1,056 sq ft of living space, an open-concept & bright floor plan with vaulted ceilings, boasting a spacious kitchen w/pantry, gas range and SS appliances, a dining area and a living room with large windows. Located in South Bend Estates just 8 minutes from Downtown Kamloops and 15 minutes from Thompson Rivers University. The layout is ideal with the 2 secondary bedrooms & 1 bathroom at one end of the home with the primary bedroom and a 4pc ensuite being at the other end. This home is equipped with a ramp for anyone needing mobility / wheelchair access! Enjoy beautiful views in every direction, a fenced yard with raised garden boxes and a private patio space - perfect for entertaining and or for a future hot-tub! Other features include a new hot water tank (2025), 2 large sheds, central air-conditioning, Hardie Board siding, good storage throughout the home and plenty of parking with RV & Boat parking available in the complex. Truly a must-see! Perfect for anyone downsizing, first-time buyers, or a family looking for a great home with a good sized yard. Low pad rent of \$450 per month, includes water, septic and garbage. Dogs and cats are allowed - see bylaws! (id:6769)

Laundry room 5'5" x 6'0"

Living room 18'0" x 11'0"

Dining room 6'0" x 6'0"

Kitchen 13'0" x 10'0"

Primary Bedroom 13'0" x 11'0"

Bedroom 10'6" x 10'0"

Bedroom 10'6" x 10'0"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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