



# 220 G & M Road A2 Kamloops British Columbia

\$379,900

Welcome to A2-220 G & M Road, a well-maintained and thoughtfully updated home offering comfort, convenience, and affordability. Recent upgrades include a brand-new furnace and central air conditioning installed in November 2024, providing year-round comfort and peace of mind, along with a hot water tank replaced in 2019. The bright and functional floor plan features an open kitchen with a spacious pantry, three bedrooms, and two full bathrooms. The primary bedroom includes a walk-in closet, creating a comfortable retreat at the end of the day. An exterior wheelchair lift has also been installed, offering improved accessibility and ease of entry. Situated in a friendly community, this home is within walking distance to a new grocery store and just minutes from downtown amenities. With low pad rent, flexible pet and rental options, and excellent value throughout, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike. (id:6769)

- 4pc Ensuite bath Measurements not available
- 4pc Bathroom Measurements not available
- Bedroom 11' x 12'
- Bedroom 10' x 11'
- Primary Bedroom 12' x 14'

- Foyer 5' x 9'
- Living room 12' x 18'
- Laundry room 8' x 7'
- Kitchen 12' x 20'

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

**LePage Kelowna**

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