



# 768 SHUSWAP Road 1 Kamloops British Columbia

\$419,500

Ideally located in a quiet, well-kept park, this beautifully maintained double-wide home offers 3 bedrooms and 2 bathrooms, perfect for those looking to downsize without sacrificing comfort or space. Enjoy peaceful living with stunning mountain views across the river, right from your front doorstep. The bright and airy open-concept layout is filled with natural light and features elegant double French glass doors that enhance the sense of space. The well-designed kitchen offers excellent functionality, complete with a pantry conveniently located off the laundry room. Stay comfortable year-round with efficient geothermal heating and cooling, and cozy up in the winter months beside the electric fireplace in the living room. Retreat to the oversized 5-piece ensuite, where you can relax and unwind in a spacious, spa-like setting. Covered parking is a welcome winter bonus, and storage is plentiful with generous closet space throughout the home plus an 8' x 14' storage shed located at the back of the carport. If you've been waiting for a peaceful, move-in-ready home in an ideal location, this is the one. Pad rent is \$396 per month and water and sewer is \$189/month for a total of \$585 per month. This home is ready to welcome its next owners. (id:6769)

Other 9' x 4'

Laundry room 8' x 7'

Bedroom 9'0" x 11'11"

Bedroom 12' x 10'0"

Primary Bedroom 15'0" x 13'0"

Living room 20'0" x 13'0"

Dining room 10'0" x 12'10"

Kitchen 12'0" x 10'0"

5pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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