



641 SHUSWAP Road 109 Kamloops British Columbia

\$794,900

Excellent opportunity to own one of the best units in Sienna Ridge. Step inside the front door of this level-entry "C-Plan" rancher and you will find a wide entryway with plenty of room to come inside. Adjacent to the front door is another entryway with a mudroom/laundry rm off the garage. The main floor is open concept with large windows, 11ft ceilings, new floors (2025), & gorgeous kitchen. The kitchen features stone countertops, ample cupboard space, gas range, cupboard lighting, & a large island that is perfect for entertaining. Adjacent to the kitchen is a dining area with room to accommodate a large table & a living room with high-end gas fireplace feature. Off the dining room is a large covered deck with a great view. The primary bedroom suite has a large storage cabinet, walk-in closet, & spacious 4pc ensuite bathroom with tiled shower. Also on the main floor is an additional 4pc bathroom and a spacious second bedroom. Downstairs you will find a walk-out daylight basement. This level has recently been partially finished with a 3rd bedroom, and a beautiful 4pc bathroom. The additional unfinished space presents an easy opportunity to fully finish with a 4th bedroom, large rec room, and storage room or other configurations. Outside this home has a beautiful & private yard. There is beautiful landscaping & staircase to the yard for easy access. 2 car garage with large double driveway and visitor parking nearby. Low HOA fee of \$212.68 + \$250.55 lease payment amount. (id:6769)

Recreation room 14'11" x 24'3"

Bedroom 18' x 11'7"

Utility room 10'8" x 7'5"

Storage 24'4" x 10'7"

Bedroom 10'9" x 13'

4pc Bathroom Measurements not available

Laundry room 7'11" x 8'10"

Primary Bedroom 15'8" x 12'9"

Living room 17'6" x 15'7"

Dining room 11'5" x 12'4"

Kitchen 11'6" x 10'4"

Bedroom 11'5" x 11'

Foyer 13'7" x 5'8"

4pc Ensuite bath 11'5" x 7'1"

4pc Bathroom 9'1" x 5'

Listing Presented By:



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<http://www.ykahomes.com/>



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