



## 1901 QU'APPELLE Boulevard 111 Kamloops British Columbia

\$609,900

Designed and built with thoughtful selections, this well-appointed townhouse offers an ideal Juniper West lifestyle. Located directly across from a playground and close to a dog park, walking trails, and the Juniper Bike Ranch, the location is hard to beat. Entry level access from the spacious garage leads into a functional mudroom area, along with one bedroom and a convenient 2pc powder room. This level is ideal for guests, a home office, or flexible use. The main floor features an upgraded kitchen with quartz countertops, gas range, and S/S appliances, opening to a large covered deck that's perfect for outdoor living. This level also includes a powder room and a generous living room with an electric fireplace. As an end unit, the home benefits from extra windows that bring in excellent natural light. Upstairs, you'll find two well-sized bedrooms plus a den/office space. The main bathroom is a 4pc, while the primary bedroom offers a spacious ensuite with double-sink vanity, a large walk-in tiled shower, and a walk-in closet measuring approximately 13 feet with custom shelving for an extensive wardrobe. The garage accommodates one vehicle plus space for bikes or gear. Parking includes one driveway space and one assigned stall. Notable upgrades include quartz countertops throughout, a 60-gallon HWT, and central A/C. Quick possession is possible. This home is an excellent choice for buyers seeking quality, functionality, & the Juniper West lifestyle. (id:6769)

Other 4' x 12'11"

Laundry room 3'2" x 5'9"

Den 6'1" x 12'0"

Primary Bedroom 11'8" x 11'10"

Bedroom 9'6" x 12'0"

4pc Ensuite bath Measurements not available

4pc Bathrooms Measurements not available

Utility room 6'8" x 16'0"

Mud room 5'11" x 6'0"

Bedroom 10'0" x 10'7"

Foyer 5'0" x 10'0"

2pc Bathroom Measurements not available

Dining room 10'3" x 12'0"

Living room 16'0" x 13'0"

Kitchen 12'5" x 14'0"

2pc Bathroom Multiple listing Service®

Listing Presented By:



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