



# 1844 Coldwater Drive Kamloops British Columbia

\$869,000

Nestled in the sought-after neighborhood of Juniper Ridge, Kamloops, this stunning 5-bedroom, 3-bathroom Rancher style home offers the perfect blend of comfort, functionality, and breathtaking natural beauty. Enjoy sweeping panoramic views of the surrounding mountains and valley from your private, two-tiered backyard, meticulously landscaped with multiple garden beds—ideal for anyone with a green thumb. The bright and airy open-concept main floor is flooded with natural light and features a spacious living area that flows seamlessly into the kitchen, complete with a large pantry and plenty of counter space. Step out from the main level onto your sundeck to soak in the views year-round. With three bedrooms upstairs, it's the perfect layout for families. Downstairs, you'll find two additional bedrooms, a full bathroom, a large rec room, and a bonus flex room past the laundry—offering great suite potential. The attached garage provides ample space for vehicles, outdoor toys, or even a home gym. Out back, the lower patio is hot tub-ready and ideal for relaxing evenings under the stars. Located in the Juniper Ridge Elementary catchment and close to the famous Kamloops Bike Ranch, parks, an arena, and Montessori daycare, this home is a rare opportunity in a highly desirable area. Don't miss your chance to make it yours. (id:6769)

Recreation room 19'6" x 16'9"

Full bathroom 8'3" x 4'7"

Laundry room 8'2" x 12'7"

Other 12'7" x 9'5"

Bedroom 15'5" x 13'

Bedroom 12' x 16'9"

Bedroom 10'4" x 11'8"

Bedroom 10'8" x 12'2"

Full bathroom 11'8" x 7'10"

Full ensuite bathroom 6'2" x 9'

Primary Bedroom 16' x 11'5"

Pantry 6' x 7'

Foyer 3'6" x 5'

Living room 19' x 11'

Dining room 19' x 11'

Kitchen 10' x 16'

Listing Presented By:



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eXp Realty (Kamloops)

<http://bissetrealty.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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