



# 1945 Grasslands Boulevard 2 Kamloops British Columbia

\$549,900

Situated in the highly sought-after Batchelor Heights community, a neighbourhood loved for its quiet surroundings and stunning city views, this beautiful 3-bedroom, 4-bathroom townhouse offers the perfect balance of comfort, function, and style, making it an ideal home for a first-time homebuyer, family or as an investment property! The main floor features a bright, open-concept layout with the living room, dining area, and kitchen flowing seamlessly together -- perfect for everyday entertaining. High ceilings and large windows bring in plenty of natural light. Also on the main floor is a 2-pc bathroom, a mud/laundry room with convenient access to the garage and a private balcony off the living room - a great spot to relax and enjoy the outdoors. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with its own ensuite bathroom and walk-through closet, and a second full bathroom. The basement level offers a versatile space for a rec room, office, or guest room, complete with a 2-pc bathroom and storage for extra convenience. With a single-car garage and driveway parking, this home offers both practicality and ease. Recent upgrades include roof (2023), hot water tank (2020). Pets allowed with restrictions. With low strata fees, a great price and proximity to parks, trails with easy access to amenities, this property presents the opportunity for a move-in-ready home in a fantastic location. Book your showing today and fall in love with this home! (id:6769)

Full bathroom	Measurements not available	Other	5'4" x 11'
Bedroom	10' x 10'2"	Partial bathroom	Measurements not available
Bedroom	11'2" x 10'	Foyer	12' x 5'10"
Full ensuite bathroom	Measurements not available	Dining room	11' x 9'5"
Primary Bedroom	11'4" x 11'	Living room	11' x 17'
Partial ensuite bathroom	Measurements not available	Kitchen	11' x 10'

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