



## 641 Shuswap Road 216 Kamloops British Columbia

\$820,000

Effortless Living in a Beautiful Level-Entry Rancher Near Sun Rivers. The community of Sienna Ridge welcomes you to easy living in this well-appointed level-entry rancher, located in a secure, pet-friendly, adult-oriented gated community just minutes from downtown Kamloops. Enjoy convenient access to Big Horn Golf, Mason's, Sun Rivers Commons, shopping, pharmacy, and more. This 1,550 sq.ft. main-floor home features an open-concept layout with soaring 11-ft ceilings in the living room and 9-ft ceilings throughout the rest of the space, creating a bright and inviting atmosphere. Expansive windows fill the home with natural light. The main floor includes two bedrooms, a stylish kitchen with quartz countertops, a large island, and a walk-in pantry, as well as a full bathroom and dedicated laundry room. The spacious primary suite boasts a luxurious ensuite and walk-in closet. Step outside to a fully fenced backyard and covered deck, perfect for relaxing or entertaining. The finished basement offers additional versatility, featuring a third bedroom, full bathroom, large flex space ideal for a media room, home gym, or office, plus extra storage. Low monthly HOA fee of \$206.49 - Lease will be paid out at seller's expense upon completion - this is a \$42,000+ savings to the buyer (lease is tied to inflation annually). All measurements approximate and should be verified if important. Quick possession available. Call or text listing agent, Carmen Rice 778-257-2957 for more information and to book your showing today! (id:6769)

4pc Bathroom Measurements not available

Storage 11' x 16'

Family room 11'6" x 18'6"

Recreation room 15' x 23'10"

Bedroom 11' x 12'

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Laundry room 5' x 8'

Bedroom 12' x 11'6"

Primary Bedroom 12'10" x 15'

Great room 15' x 13'6"

Dining room 11'6" x 11'2"

Kitchen 13'4" x 12'

Listing Presented By:



Originally Listed by:  
Royal LePage Westwin Realty



**Royal LePage Locations West Realty**

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