



## 1945 GRASSLANDS Boulevard 25 Kamloops British Columbia

**\$499,900**

Quick Possession Possible! Welcome to this fantastic townhouse in beautiful Batchelor Heights, where bright, open spaces meet comfort and convenience. This two-bedroom, three-bathroom townhome features an open-concept kitchen, dining, and living area filled with natural light and warmed by a natural gas fireplace. Sliding glass doors from the dining & kitchen area lead to the front patio with N/G hookup for your BBQ and the perfect spot for morning coffee while the primary bedroom has sliding glass doors open to a peaceful backyard patio. The main floor includes two bedrooms and two full bathrooms, and the primary suite has a walk in closet & 3 piece ensuite. The lower level offers a spacious foyer with access to the single-car garage and a large rec room with plenty of space for your ideas, whether it's a play area, movie nights or a home gym. Pets and rentals are welcome, and the Lac Du Bois Grasslands are just minutes away with endless hiking and biking trails. Low strata fees make this well-managed complex an excellent fit for first-time buyers, downsizers, and investors alike. Enjoy the ease of low-maintenance living in one of Kamloops most scenic neighbourhoods. Enjoy the perks of a single car garage + 2 extra parking spaces out front and air conditioning. (id:6769)

Recreation room 21'1" x 17'3"

Utility room 7'9" x 7'9"

4pc Bathroom 5'9" x 5'4"

Foyer 9'4" x 11'11"

3pc Ensuite bath 6'6" x 4'10"

Primary Bedroom 12' x 12'1"

Bedroom 9'2" x 10'6"

4pc Bathroom 5'0" x 8'3"

Kitchen 9'3" x 12'7"

Dining room 11'4" x 12'2"

Living room 11'11" x 19'1"

Listing Presented By:



Originally Listed by:  
Royal LePage Westwin Realty

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

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Locations West Realty

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Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

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