



## 240 G & M Road 27 Kamloops British Columbia

**\$399,000**

Affordable, Spacious Living in Leonard Estates! Welcome to this well-maintained 44' x 24' double-wide manufactured home in Leonard Estates, offering comfortable living with a low pad rent of just \$400/month. This bright and spacious home features 3 bedrooms and 2 full bathrooms, making it an ideal choice for families, downsizers, or first-time buyers. Step inside to an open, airy layout enhanced by vaulted ceilings, creating a light and welcoming atmosphere throughout. New flooring is currently being installed, giving the home a fresh, updated feel. The kitchen boasts sleek stainless steel appliances, while the laundry room includes a new LG washer and dryer for added convenience. A newer hot water tank and new roof provide added peace of mind. Outside, you'll love the fully fenced yard with a generous deck, perfect for relaxing, entertaining, or soaking up the sunshine. The yard also features established fruit trees, adding charm and a touch of nature right at your doorstep. A handy shed offers extra storage for tools and outdoor gear. With low pad rent, great space, and thoughtful updates, this home is an excellent opportunity for affordable, comfortable living in a friendly park. Book your viewing today! (id:6769)

Laundry room 8' x 8'

Other 11'2" x 7'8"

4pc Bathroom Measurements not available

Bedroom 11'2" x 8'6"

Bedroom 11'2" x 8'6"

4pc Ensuite bath Measurements not available

Primary Bedroom 11'8" x 11'2"

Dining room 9' x 7'6"

Living room 14' x 12'

Kitchen 11' x 11'

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<https://delajones.com/>

**ROYAL LePAGE**  
Locations West Realty

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