



# 1040 TALASA Court 3312 Kamloops British Columbia

\$404,000

This 2-bedroom, 1-bath home offers wide views of Kamloops and the South Thompson River, all from your own covered deck. The open layout feels bright and relaxed, with custom cabinets, a tiled backsplash, stone counters, stainless steel appliances, and a large island with a breakfast bar. You'll find a barn door, electric fireplace, and in-suite laundry. Step outside to a spacious covered deck that works just as well for crisp morning coffee as it does for cool evening drinks. Geothermal heating and cooling keep the home comfortable in every season. The home includes one underground parking stall and a storage locker. The \$399.15 monthly fee covers water, sewer, garbage, and hot water. Live in Sun Rivers with low upkeep and flexible options—pets and rentals are welcome. New amenities are close by, including child care, coffee shop, sushi, pizza, and groceries. You can stay close to home, or take the easy 10-minute drive to downtown. Golf season is coming soon also so now is the time to make your move. (id:6769)

Kitchen 8'2" x 7'5"

Bedroom 8'8" x 8'8"

Living room 9'3" x 11'4"

Primary Bedroom 10'0" x 9'2"

4pc Bathroom 8'8" x 8'8"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



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