



## 444 ST PAUL Street 522 Kamloops British Columbia

\$289,900

This contemporary fifth floor studio apartment has fantastic views to the North and is thoughtfully designed to have everything you need in a quaint space. Step inside and you will find a laundry area with closet which then leads into a galley kitchen with stainless steel appliance package, lots of cupboard space, and stone countertops. This opens up into the living/bedroom space with plenty of room for Murphy bed & desk or multiple other configurations. The unit also features a 4pc bathroom with full bathtub, stone countertop, and under-mount sink. Outside the large deck provides additional living and/or storage space + you'll love enjoying the panoramic views of Kamloops. The Lightwell is in a fantastic location close to farmers market, transit, hospital, and all downtown amenities. 1 underground parking stall included as well as 1 storage locker which is on the same floor and is very close to the unit + air conditioner(new in 2024) in the unit. Fantastic rooftop patio at this building for owner use. Pets allowed with restrictions. Reduced taxes as unit qualifies for a 10-year revitalization tax rate. (id:6769)

4pc Bathroom Measurements not available

Living room 6'4" x 5'4"

Primary Bedroom 6'1" x 8'1"

Dining room 6'1" x 6'

Kitchen 6'4" x 14'10"

Foyer 4'3" x 4'7"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd.

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



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