



2361 Tranquille Road 6 Kamloops British Columbia

\$749,900

Don't miss this rare opportunity to own a stunning, free-standing, level-entry home directly on the Thompson River. Designed for seamless living, the open-concept main floor boasts 9' ceilings and a bright kitchen featuring S/S appliances and a sit-up counter. Step from the spacious living room onto your private, oversized covered deck, an ideal spot for morning coffee or evening entertaining, complete with a gas BBQ h/u and breathtaking river views. Stairs lead down to a fenced grassy area, perfect for pets or enjoying the outdoors. The main floor offers two comfortable bedrooms, a five-piece main bath, and a conveniently located laundry area. The primary bdrm, which includes a walk-in closet, a 5 piece ensuite with heated floors, and direct access to the covered deck - your personal sanctuary overlooking the water. The recently finished lower level expands your living space significantly, offering two additional bdrms, a generous family room, and a dedicated gym area. It's wired for surround sound, linear elec. F/P, has 2nd laundry room, and includes a four-piece bathroom. 13x16 unfinished storage area provides ample space for your belongings. Enjoy peace of mind with recent updates including a furnace and A/C (2022), hot water tank (2019), and central vacuum system. Residents also benefit from a large shared grassy area and extra parking beside the garage. The strata fee of \$442.67 covers water, sewer, garbage, and yard maintenance, ensuring a low-maintenance lifestyle. (id:6769)

4pc Bathroom Measurements not available

Laundry room 14' x 12'5"

Exercise room 10'5" x 19'

Family room 13' x 23'

Bedroom 10'8" x 12'

Bedroom 10'5" x 16'

Dining room 8' x 10'

5pc Ensuite bath Measurements not available

Primary Bedroom 16' x 13'5"

Bedroom 13' x 11'

Bedroom 10' x 10'

5pc Bathroom Measurements not available

Living room 15' x 15'

Kitchen 14' x 8'

Listing Presented By:



Originally Listed by:
Royal LePage Kamloops Realty
(Seymour St)



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