

\$794,900 - 641 Shuswap Road E Unit# 109, Kamloops

MLS® #10364943

\$794,900

4 Bedroom, 3.00 Bathroom, 1,460 sqft

Single Family on 0.14 Acres

South Thompson Valley, Kamloops, British Columbia

Excellent opportunity to own one of the best units in Sienna Ridge. Step inside the front door of this level-entry "C-Plan" rancher and you will find a wide entryway with plenty of room to come inside. Adjacent to the front door is another entryway with a mudroom/laundry rm off the garage. The main floor is open concept with large windows, 11ft ceilings, new floors (2025), & gorgeous kitchen. The kitchen features stone countertops, ample cupboard space, gas range, cupboard lighting, & a large island that is perfect for entertaining. Adjacent to the kitchen is a dining area with room to accommodate a large table & a living room with high-end gas fireplace feature. Off the dining room is a large covered deck with a great view. The primary bedroom suite has a large storage cabinet, walk-in closet, & spacious 4pc ensuite bathroom with tiled shower. Also on the main floor is an additional 4pc bathroom and a spacious second bedroom. Downstairs you will find a walk-out daylight basement. This level has recently been partially finished with a 3rd bedroom, and a beautiful 4pc bathroom. The additional unfinished space presents an easy opportunity to fully finish with a 4th bedroom, large rec room, and storage room or other configurations. Outside this home has a beautiful & private yard. There is beautiful landscaping & staircase to the yard for easy access. 2 car garage with large double



driveway and visitor parking nearby. Low HOA fee of \$212.68 + \$250.55 lease payment amount. (id:6289)

Built in 2017

Essential Information

Listing #	10364943
Price	\$794,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,460
Acres	0.14
Year Built	2017
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

Community Information

Address	641 Shuswap Road E Unit# 109
Subdivision	South Thompson Valley
City	Kamloops
Province	British Columbia
Postal Code	V2H0E2

Amenities

Amenities	Golf Nearby, Recreation, Shopping, RV Storage
Features	Level lot, Central island
Parking Spaces	2
Parking	Additional Parking, Attached Garage, RV
# of Garages	2
View	Mountain view

Interior

Appliances	Range, Refrigerator, Dishwasher, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Century 21 Assurance Realty Ltd.
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