

1951 Qu'appelle Boulevard 115
Kamloops, BC V2C 5R9

CENTURY 21
Assurance Realty Ltd.

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MLS# 10329283



\$589,900

4 Bedrooms | 4 Bathrooms | 1,571 Sqft

Welcome to Canyon Gate, nestled in the heart of one of Kamloops's most desirable neighbourhoods, Juniper West! This pristine, modern and nearly new, 4 bedroom, 3.5 bathroom townhome will not disappoint! Quality built & functionally laid out on 3 levels allows everyone to enjoy their space & provides maintenance-free living for a lock & leave lifestyle. This home is perfect and geared towards active families, outdoor enthusiasts, professionals, & investors. The main level features a nicely appointed kitchen with 4 stainless steel appliances, eating bar, an oversized dining area that provides direct access to the south facing deck. The main living room provides an abundance of natural daylight, expansive floor to ceiling windows with unparalleled river, valley & mountain views. The upper floor features 2 bedrooms, 4 piece main bathroom, a dedicated laundry area with storage and a primary bedroom that boasts a walk-in closet and a 3 piece ensuite. The lower level features a 3 piece bathroom, a large and bright bedroom that could easily be converted into a family room, or office if desired, and direct access to the oversized 1 car garage with plenty of storage space. Central air-conditioning & rough-in for central vacuum. You can't beat this location, just steps to the park, recreational trails, bike park, the Juniper Market, dog park and more! Don't



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