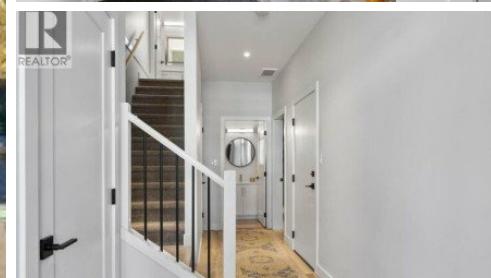


**107 River Gate Drive**  
Kamloops, BC V2C 5R9

**CENTURY 21.**  
Assurance Realty Ltd.

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**MLS# 10375214**



**\$664,900**

**3 Bedrooms | 4 Bathrooms | 1,935 Sqft**

Welcome to this beautifully finished end-unit townhouse in the sought-after River Gate development at Sun Rivers. Sitting below the 6th hole, this home offers 1935 sq ft of living space across three levels and combines style and function in a prime location. The ground level entry offers a single-car garage and a large entry way. A bonus flex room currently used as workout room and 4-piece bathroom add extra convenience for guests or family. Under-stair storage and shelving in the garage make organization a breeze. On the main floor you will find an inviting open-concept space featuring a large bright kitchen with quartz countertops, a central island, gas range and a built-in coffee bar perfect for morning routines or entertaining. Sliding glass doors lead to a private patio with fantastic views of the valley. Additionally, you have a natural gas BBQ hook-up and added greenspace thanks to the end-unit location. A 2-piece powder room rounds out the floor. Upstairs are three generous bedrooms including a spacious primary retreat on the view side, complete with a walk-in closet and luxurious 3-piece ensuite featuring a double vanity. A well-designed laundry area with built-in shelving is also located on the top level with another 4-piece main bathroom. Enjoy year-round comfort with geothermal heating and cooling, 200AMP service, and the peace of mind



**C21 Assurance Realty**

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