

# \$649,900 - 127 River Gate Drive, Kamloops

MLS® #10354410

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,935 sqft

Single Family on 1.00 Acres

River Gate, Kamloops, British Columbia

Last brand new unit available at River Gate, Sun Rivers' newest townhome development. This level-entry, 2-storey townhome features a daylight walkout basement and rear decks designed to showcase breathtaking views of the South Thompson River and South Kamloops cityscape. The main floor boasts a bright and open layout with a family-friendly kitchen, living, and dining area, complete with seamless access to the deck—perfect for entertaining or relaxing. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite. The fully finished basement offers a generous rec room, a full bathroom, and a versatile 220 sq ft room under the suspended garage slab—ideal for a theatre room, gym, or hobby space. This home comes complete with air conditioning, window coverings, and a monthly HOA fee of \$328.21. Appliances are not included. Don't miss the opportunity to enjoy modern design, incredible views, and all the comforts of this thoughtfully designed townhome. (id:6289)

Built in 2023

## Essential Information

Listing #	10354410
Price	\$649,900
Bedrooms	3
Bathrooms	4.00



Half Baths	1
Square Footage	1,935
Acres	1.00
Year Built	2023
Type	Single Family
Sub-Type	Leasehold/Leased Land

### Community Information

Address	127 River Gate Drive
Subdivision	River Gate
City	Kamloops
Province	British Columbia
Postal Code	V2H0E4

### Amenities

Amenities	Golf Nearby, Shopping
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

### Interior

Heating	Geo Thermal Forced air
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior Features	Landscaped
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	RE/MAX Real Estate (Kamloops)
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