

\$299,900 - 3099 Shuswap Road Unit# 40, Kamloops

MLS® #10358366

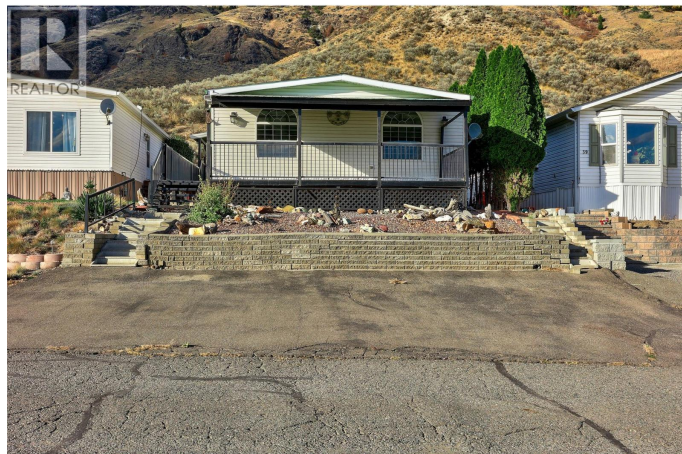
\$299,900

3 Bedroom, 2.00 Bathroom, 1,568 sqft

Single Family on 1.00 Acres

South Thompson Valley, Kamloops, British Columbia

Located in the quiet, well-maintained community of Country View Estates, just 15 minutes from downtown Kamloops, this 3-bedroom, 2-bathroom mobile home offers a peaceful retreat from city life. Enjoy breathtaking views of the valley and South Thompson River from the large, covered front deck—ideal for relaxing or entertaining. Inside, you'll find a bright, spacious layout with a generous kitchen featuring ample cabinetry and workspace. A passthrough to the living area allows natural light to flow through the large front windows into the living and dining rooms. Off the main living space is a versatile third bedroom or den with double glass doors—great for a home office or guest room. Down the hall is a 3-piece bathroom and two additional bedrooms, including a spacious primary suite with a very large 3-piece ensuite, ready for your dream bathroom vision. The home also includes a laundry/utility room. Outside is a private backyard with a covered patio and handy storage shed. The home includes parking for 3 vehicles, with RV parking available in the community. Features and updates include a new roof (2022), hot water tank (2021), regularly maintained furnace and central air, built-in vacuum, water softener, and reverse osmosis system. Option to reduce monthly fees by purchasing the lot as bare land strata. Pets allowed with park approval; the park will sign a site lease. Currently tenanted until September 1—quick



possession possible. MLS 178642KA. Book
your viewing today! (id:6289)

Built in 1996

Essential Information

| | |
|----------------|---------------|
| Listing # | 10358366 |
| Price | \$299,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Square Footage | 1,568 |
| Acres | 1.00 |
| Year Built | 1996 |
| Type | Single Family |

Community Information

| | |
|-------------|----------------------------|
| Address | 3099 Shuswap Road Unit# 40 |
| Subdivision | South Thompson Valley |
| City | Kamloops |
| Province | British Columbia |
| Postal Code | V2H1T7 |

Amenities

| | |
|----------------|---|
| Features | Private setting, Balcony |
| Parking Spaces | 3 |
| Parking | RV |
| View | River view, Mountain view, Valley view, View of water |

Interior

| | |
|--------------|---|
| Appliances | Range, Refrigerator, Dishwasher, Washer & Dryer, Water softener |
| Heating | Forced air, See remarks |
| Cooling | Central air conditioning |
| # of Stories | 1 |

Exterior

| | |
|----------|-----------------|
| Exterior | Vinyl siding |
| Roof | Asphalt shingle |

Additional Information

Zoning

Unknown

Listing Details

Listing Office Century 21 Assurance Realty Ltd.



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