

# \$599,900 - 45 Hudsons Bay Trail Unit# 101, Kamloops

MLS® #10361492

**\$599,900**

3 Bedroom, 3.00 Bathroom, 2,088 sqft  
Single Family on 1.00 Acres

ARBUTUS ESTATES, Kamloops, British Columbia

Discover the opportunity to make this spacious duplex-style townhome your own in the highly sought-after, gated Arbutus Estates community. Residents enjoy resort-style amenities including an inground pool, clubhouse with full kitchen for gatherings, and a guest suite for visiting family and friends. This 2-storey home with a full daylight basement is a blank canvas, ready for your renovation ideas. The basement features two large windows and an exterior door, giving you endless options for development. A Mediterranean-inspired courtyard welcomes you inside to soaring vaulted ceilings, hardwood floors, and an elegant formal living and dining room with a cozy gas fireplace. The main-floor primary suite offers privacy with its 4-piece ensuite and jetted tub. The heart of the home is the expansive island kitchen with high ceilings, access to the front courtyard, and an adjoining family lounge that opens to a wraparound BBQ deck—perfect for entertaining. Convenient main-floor laundry connects directly to the double garage. Upstairs, you’ll find a 3-piece bath, skylit bedroom, and a spacious open loft area that can serve as a second bedroom, office, or hobby space. Bring your vision and creativity—this home offers the ideal foundation to design the lifestyle you’ve been dreaming of in one of the most desirable 55+ communities. Close to all amenities and central location to enjoy. (id:6289)



Built in 1990

## Essential Information

Listing #	10361492
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,088
Acres	1.00
Year Built	1990
Type	Single Family
Sub-Type	Strata
Style	Split level entry

## Community Information

Address	45 Hudsons Bay Trail Unit# 101
Subdivision	ARBUTUS ESTATES
City	Kamloops
Province	British Columbia
Postal Code	V2C6N5

## Amenities

Amenities	Recreation Centre, Whirlpool
Features	Jacuzzi bath-tub
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	River view
Has Pool	Yes
Pool	Inground pool

## Interior

Appliances	Refrigerator, Cooktop, Dishwasher, Washer & Dryer, Oven - Built-In
Heating	Forced air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Stucco

Roof Tile

## Additional Information

Zoning Unknown

## Listing Details

Listing Office RE/MAX Real Estate (Kamloops)



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