



1855 HILLSIDE Drive 13 Kamloops British Columbia

\$604,900

Welcome to 13-1855 Hillside Drive, an immaculate 3-bedroom, 2-bathroom home in the highly desirable Dufferin neighbourhood. Just steps from Kenna Cartwright trails, tennis and pickleball courts, shopping, transit, and Dufferin Elementary, this location offers a great balance of convenience and outdoor lifestyle. The main floor features a bright open living and dining area centered around a cozy gas fireplace, with a view of the Dufferin Wetlands through a natural treed opening that creates a peaceful and private setting year round. The large primary bedroom offers a walk-in closet and cheater access to the main bathroom, while the second bedroom is ideal for young families, guests, or a home office. Downstairs offers a functional and flexible layout with a spacious rec room, a large hobby room perfect for a gym, office, or creative space, plus a third bedroom, full bathroom, laundry, and ample storage. The freshly painted basement and walkout access to the covered patio add to the overall usability of the home. Recent updates include partially updated flooring, new washer and dryer (2024), new dishwasher, and fully updated tub and shower in both bathrooms (2025). Outside, you will appreciate the single-car garage plus two additional driveway parking spaces. Bareland strata with a reasonable monthly fee of \$222/month. Pet friendly with restrictions, allowing up to 2 dogs, 2 cats, or one of each. (id:6769)

4pc Bathroom Measurements not available

Storage 11'10" x 9'

Living room 20' x 10'8"

Hobby room 8'7" x 11'4"

Utility room 10'8" x 7'4"

Bedroom 11'3" x 12'9"

4pc Bathroom Measurements not available

Kitchen 13'1" x 5'11"

Living room 12'2" x 11'4"

Primary Bedroom 12'10" x 11'4"

Bedroom 8'11" x 10'3"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.