



# 2023 Saddleback Drive Kamloops British Columbia

\$769,900

Listing Presented By:

Originally Listed by: eXp Realty (Kamloops)



**LePage**  
#4002 - 2271 Harvey Ave ,  
Kelowna, BC,  
Phone: (250) 860-1100  
lorneayers@royallepage.ca

This immaculate 4 bedroom & 2 bathroom 2010-built home is located in Batchelor Heights, backs onto grasslands, offers gorgeous views, a new 6.0 KW solar system, a 2-car garage, and a partially finished basement with plumbing rough-ins and its own entrance - making it incredibly easy to install a future 1 bedroom & 1 bathroom basement suite! Take advantage of the solar system providing massive savings on hydro bills while usually providing a credit/surplus versus receiving a bill! The nearly 1,500 sq ft main level is bright and spacious, featuring a large living room with access to the front deck providing views of the valley/city/river, a spacious kitchen with gas range, and a large dining room with access to the covered back patio and fully fenced yard! The main floor also boasts 3 bedrooms and 2 full bathrooms of which includes the primary bedroom with walk-in closet and a 3pc ensuite! The lower level features 9' ceilings, a large entryway, a 4th bedroom and the laundry room, plus an additional 700 sq ft of partially finished space ready for the new owner to finish to their needs - whether it be a future legal 1 bedroom & 1 bathroom basement suite or a huge rec room with a 5th bedroom and a 3rd bathroom! Other features include wood & tile flooring, 125 AMP, gas f/p, xeriscape/landscaped low maintenance yards, central A/C, r/i central vac, and direct gate access to the lac du bois protected grasslands - with hiking/biking/walking trails! (id:6769)

- Recreation room 38'0" x 18'6"
- Utility room 4'0" x 8'0"
- Storage 3'0" x 8'0"
- Laundry room 8'0" x 11'0"
- Bedroom 11'0" x 11'6"
- Bedroom 10'0" x 10'0"
- Bedroom 11'0" x 12'0"
- Primary Bedroom 13'0" x 12'0"
- Dining room 12'0" x 10'0"
- Kitchen 12'0" x 11'0"

3pc Ensuite bath Measurements not available  
4pc Bathroom Measurements not available  
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