



2053 SADDLEBACK Drive Kamloops British Columbia

\$825,000

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

Welcome to this beautifully maintained 2017 built home in sought-after Batchelor Heights, offering a flexible layout, mortgage-helper, and exceptional privacy. The bright main floor features an open-concept design with a spacious living room, functional kitchen with island, and dining area that opens directly to the patio and backyard. The primary bedroom includes an ensuite, while two additional bedrooms and a full bathroom provide plenty of space for family living. The lower level offers a fully self-contained 1-bedroom in-law suite complete with its own entrance, kitchen, living area, laundry making it ideal for extended family, guests, or rental income. A separate den/office located in the basement and kept for upstairs occupants use, adds even more flexibility for those working from home or needing additional living space. A standout feature of this property is the incredibly private backyard. Backing onto natural green space with no direct rear neighbours, it offers a peaceful setting for relaxing, entertaining, or enjoying the outdoors in privacy. Complete with a double garage, ample storage, and located close to parks, hiking trails and all amenities, this move-in-ready home combines comfort, versatility, and a fantastic Batchelor Heights location. A rare opportunity for buyers seeking privacy, functionality, and income potential in one of Kamloops' most desirable neighbourhoods. (id:6769)



Royal

LePage

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Laundry room 3'4" x 3'6"

Utility room 10'6" x 10'11"

Laundry room 11'7" x 6'1"

Den 11'7" x 9'1"

Bedroom 9'5" x 13'5"

Bedroom 9'6" x 12'6"

Primary Bedroom 12'0" x 11'5"

Kitchen 8'2" x 11'6"

Dining room 11'0" x 11'6"

Living room 18'3" x 19'2"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 11'8" x 12'2"

Full bathroom Measurements not available

Living room 11'7" x 14'10"

Kitchen 14'3" x 14'10"

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