



# 317 Waddington Drive Kamloops British Columbia

\$549,900

Say yes to 317 Waddington Drive. Centrally located in Sahali close to shopping, walking trails, restaurants, parks, and schools. This home is a smart first time home or investment property if you are looking at expanding your portfolio. With 2 bedrooms upstairs and a separate 2 bedroom in-law suite downstairs with an easy option to open the entire house if you require more room. There are numerous recent upgrades such as windows (2020), exterior paint and trim (2021), new roof and gutters (2021), furnace (2017), new interior and exterior doors (2020), and interior paint. The property has a great front deck to sit and enjoy your morning coffee and a back patio for those perfect summer BBQs. If this home is what you're looking for, call for a viewing today. All measurements approx. buyer to confirm. (id:6769)

- Storage 5'6" x 3'11"
- Utility room 9'3" x 4'10"
- Bedroom 10'0" x 11'0"
- Primary Bedroom 10'4" x 12'6"
- 4pc Bathroom Measurements not available
- Living room 14'3" x 21'6"
- Kitchen 8'11" x 10'8"

- Dining room 8'11" x 7'7"
- Full bathroom Measurements not available
- Bedroom 10'1" x 15'2"
- Primary Bedroom 12'1" x 12'3"
- Living room 12'9" x 10'4"
- Kitchen 10'9" x 11'4"

Listing Presented By:  

  
 Originally Listed by:  
 eXp Realty (Kamloops)



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