



# 366 WADDINGTON Drive Kamloops British Columbia

\$579,900

Welcome to 366 Waddington Drive! This half duplex truly has it all--stunning city views, prime Sahali location, Mortgage helper & situated right next to Gordon horn Park .Perfect for first-time buyers looking to enter the market with the bonus of rental income from the in-law suite (currently rented at \$1,565/month) or investors seeking a revenue property with positive cash flow (market rents up to \$3,800/month). Numerous updates include brand new hot water tank (2025), furnace (2014), roof (2013), vinyl windows (2013), and a new electrical panel (2025). Appliances have been updated as well--stove (2022), fridge (2019), laundry set (2015), and dishwasher (2011)--along with modern laminate flooring and finishes throughout. The Lay out could be modified to keep 2 bedrooms + den for main level & 1 bedroom suite for tenants. Conveniently located near TRU and on bus route 9, this property offers excellent rental potential and proximity to schools, shopping, restaurants and amenities. Don't miss your chance to own a home in one of Kamloops' most sought-after neighborhoods! (id:6769)

Laundry room 8' x 4'

Den 9'6" x 13'

Kitchen 10' x 6'8"

4pc Bathroom Measurements not available

Living room 16'6" x 15'

Bedroom 14' x 11'

Primary Bedroom 14' x 11'

Bedroom 13' x 9'6"

Foyer 8' x 4'

4pc Bathroom "

Dining room 5' x 15'0"

Kitchen 10'6" x 8'

Living room 16'6" x 15'

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.



Royal

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