



436 Garibaldi Drive Kamloops British Columbia

\$634,900

OPEN HOUSE! Saturday, December 6th 1pm - 3pm... This family home WITH POOL is located in highly desirable Upper Sahali, surrounded by fantastic amenities. Priced well, allowing you to bring all your creative ideas and an incredible opportunity to build additional equity. Step through the front door to a large, open foyer. The lower level has a 3pc bathroom and large family room, with patio door to backyard. The family room offers an opportunity to add 1 or 2 additional bedrooms to the home if desired. Alternatively, this floor has potential to be converted to 1 bed suite if desired. Walking up the stairs, you are welcomed with a large, bright living room with a cozy wood-burning fireplace, open concept kitchen and dining area. Three bedrooms and a 4pc bathroom complete this floor. The private backyard oasis is complete with a stunning in-ground pool, manicured lawns, professionally installed landscaping, including a recently installed retaining wall. No neighbours directly behind you - backing onto green space. Aluminum siding offers a long lifespan. Roof approx 10 yrs old. Covered carport with garage potential and large driveway with parking for 2-3 vehicles. Close to Peterson Creek, Sahali Community Garden, Albert McGowan Park and all the shopping and dining Sahali has to offer. Located in Summit Elementary and Sahali Secondary catchments. Contact the listing team at Brookstern Realty Group with your questions, or to book a viewing! Call or text: 778-910-3930 (id:6769)

4pc Bathroom 11'1" x 7'6"
 Bedroom 9'11" x 9'3"
 Bedroom 10'7" x 9'1"
 Primary Bedroom 12'9" x 11'6"
 Living room 16'0" x 13'0"
 Dining room 11'1" x 9'2"

Kitchen 11'1" x 10'5"
 Foyer 11'5" x 9'6"
 3pc Bathroom 6'9" x 6'0"
 Laundry room 8'10" x 8'2"
 Family room 14'3" x 10'9"
 Recreation room 13'9" x 13'2"

Listing Presented By:



Originally Listed by:
 eXp Realty (Kamloops)



Royal

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