



## 7545 Dallas Drive 84 Kamloops British Columbia

\$449,900

This sprawling Rancher offers 1,624 sq ft of living space, is nestled on a 5,428 sq ft freehold lot, boasts 3 bedrooms & 1 Bathroom, and is located in Dallas - just a 15 minute drive from Downtown Kamloops! Whether you're looking for something turn-key & affordable, a first time Buyer, or a down-sizer, this could be the perfect home for you! Featuring vaulted ceilings and a bright & open-concept floor plan, it offers a large living space, a spacious kitchen with a pantry and newer appliances, a dining area, a large laundry/storage room, and 3 bedrooms & 1 bathroom which includes the master bedroom with walk-in closet. The yard is fully fenced, landscaped, and has raised garden boxes. Other notable features include a large covered front deck, RV parking available in the complex, storage shed, new asphalt driveway, new water/sewer mains(2017), central air-conditioning, walking trails & parks nearby, and a brand-new roof(2025)! The low bare-land strata fee of \$135 per month is inclusive of your city sewer, water, snow removal, and access to RV parking for only \$50 per year! 2 Large Dogs allowed and 2 Cats allowed! Rentals allowed! Contact listing agent for more information or to book a viewing! (id:6769)

Laundry room 9'0" x 9'0"

Pantry 4'0" x 5'0"

4pc Bathroom Measurements not available

Bedroom 10'2" x 9'2"

Bedroom 12'6" x 11'8"

Primary Bedroom 13'0" x 13'0"

Dining room 13'2" x 9'0"

Living room 15'0" x 13'6"

Kitchen 21'6" x 12'8"

Foyer 6'0" x 8'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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