



7155 Dallas Drive A8 Kamloops British Columbia

\$159,900

Welcome to A8-7155 Dallas Drive, a three bedroom home with a separate den in a quiet Dallas-area community. This 1975 Neonex Estate has been steadily maintained and thoughtfully updated, with over \$18,600 in documented upgrades since 2022, receipts included. A Payne two-ton central air conditioning system was installed in 2022, along with new vinyl plank flooring throughout. The bathroom was fully renovated in 2024 with a Maax shower system, Moen fixtures and a full-height surround. A new Whirlpool dishwasher and Amana range followed in 2025. The metal roof is approximately nine years old and the hot water tank about eight. Just as important is what sits behind the finishes: copper and PEX plumbing throughout -- no poly-B -- 100 amp service with copper wiring, and the original CSA Z240 certification plate and manufacturer's specification nameplate still intact and legible. For financing and insurance on a home of this vintage, that documentation makes a real difference. An enclosed sunroom and 250 sq ft deck extend the living space considerably, with a fully fenced yard, storage shed, and low-maintenance gravel landscaping. Pad rent for a new owner is \$600 per month. Cared for and ready for its next owner. (id:6769)

3pc Bathroom Measurements not available

Primary Bedroom 13'4" x 9'3"

Den 11'4" x 8'10"

Bedroom 8'8" x 8'10"

Bedroom 11'5" x 8'11"

Living room 11'6" x 11'

Kitchen 11' x 6'

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



Royal

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