



366 Waddington Drive Kamloops British Columbia

\$567,900

Welcome to 366 Waddington Drive! This half duplex checks all the boxes--unobstructed city views, a highly sought-after Sahali location, a mortgage helper, and direct access to Gordon horn Park right next door. Perfect for first-time buyers looking to step into the market with added rental income from the in-law suite (currently generating \$1,565/month) or for investors seeking a strong cash-flow property (with market rent potential up to \$3,800/month). The home has been well maintained and thoughtfully updated with major upgrades already taken care of: brand-new hot water tank (2025), updated electrical panel (2025), furnace (2014), roof (2013), and vinyl windows (2013). Inside, you'll find newer appliances--stove (2022), fridge (2019), washer/dryer (2015), and dishwasher (2011)--along with stylish laminate flooring and modern finishes throughout. The flexible layout allows you to keep 2 bedrooms + a den for the main level while offering a 1-bedroom suite for tenants, or adapt the space to suit your needs. Located on a bus route and just minutes from TRU, schools, shopping, restaurants, and amenities, this property combines convenience, rental potential, and long-term value. (id:6769)

Laundry room 8' x 4'

Bedroom 14' x 11'

4pc Bathroom Measurements not available

Den 13' x 9'6"

Kitchen 10' x 6'8"

Living room 16'6" x 15'

Bedroom 13' x 9'6"

Primary Bedroom 14' x 11'

4pc Bathroom Measurements not available

Foyer 8' x 4'

Dining room 15' x 5'

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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