



368 WADDINGTON Drive Kamloops British Columbia

\$549,900

Outstanding opportunity to own an updated half-duplex in one of Kamloops' most desirable neighbourhoods. Located in Lower Sahali and backing directly onto Gordonhorn Park greenspace, this property offers exceptional privacy, beautiful natural surroundings, and a versatile mortgage-helper layout. The main level features a bright and functional 2-bedroom, 1-bathroom home with numerous updates including flooring, kitchen improvements, and bathroom renovations. Downstairs, you'll find a self-contained bachelor suite with a den, separate entrance, and shared laundry--ideal for rental income, extended family, or guests. Major mechanical updates provide peace of mind, including a high-efficiency furnace, hot water tank, central air conditioning, and an upgraded electrical panel. The beautifully landscaped backyard is a true retreat, complete with underground sprinklers, mature plantings, flowers, fruit trees, and direct access to greenspace. Zoned R2 and situated on a quiet street, this rancher-style home with walkout basement offers two off-street parking spaces plus ample street parking. The location is second to none, with easy walking access to TRU, schools, shopping, transit, parks, and many of Kamloops' most popular amenities. Whether you're a first-time buyer, investor, or someone looking to offset your mortgage with rental income, this move-in-ready property delivers outstanding value in an unbeatable Sahali location. (id:6769)

Den 12' x 10'

Laundry room 11' x 8'

Storage 12' x 5'

Living room 11' x 13'

Dining room 10' x 11'

Kitchen 10' x 10'

4pc Bathroom Measurements not available

Bedroom 9' x 11'

Primary Bedroom 11'0" x 10'

Living room 13' x 14'

Dining room 10' x 7'

Kitchen 11' x 9'

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://parkerbennettrealstate.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.