

# \$784,900 - 3336 - 3338 Overlander Drive, Kamloops

MLS® #10337202

**\$784,900**

3 Bedroom, 1.00 Bathroom, 1,420 sqft

Single Family on 0.31 Acres

Westsyde, Kamloops, British Columbia

Location, location, location. This long time rental duplex is located within a short walk to schools, shopping, city transit, and recreation facilities. There is a larger 13,651 square foot lot that should be looked at closely for future developement and presently offers lots of open parking and easy access to the rear yards on each side. The duplex consists of 2 units which have similar floor plans and each unit is 1020 square on the main floor and a further 1020 sqaure feet on the lower level. The main floor of each unit offers 2 good sized bedrooms, Kitchen with eating nook, oversized living room and a full bathroom. The partially finished lower level offers a further 1020 with 1/2 bedrooms, recreation room, laundry area and rough in plumbing for a future bathroom. There is an outside entrance to the back of the property from the basement. Roof and mechanical are in good condition. The measurements contained in the listing are for one side only. There are 2 Tenants so showing times are restricted. (id:6289)

Built in 1974

## Essential Information

Listing #	10337202
Price	\$784,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,420



Acres	0.31
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	3336 - 3338 Overlander Drive
Subdivision	Westsyde
City	Kamloops
Province	British Columbia
Postal Code	V2B7L1

### Interior

Heating	Forced air
# of Stories	1

### Exterior

Exterior	Other
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Riley & Associates Realty Ltd.
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