

# \$449,900 - 7545 Dallas Drive Unit# 84, Kamloops

MLS® #10361252

**\$449,900**

3 Bedroom, 1.00 Bathroom, 1,624 sqft

Single Family on 0.12 Acres

GATEWAY ESTATES, Kamloops, British Columbia

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:6289)

Built in 2003

## Essential Information



Listing #	10361252
Price	\$449,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,624
Acres	0.12
Year Built	2003
Type	Single Family
Sub-Type	Strata
Style	Ranch

### Community Information

Address	7545 Dallas Drive Unit# 84
Subdivision	GATEWAY ESTATES
City	Kamloops
Province	British Columbia
Postal Code	V2C6X5

### Amenities

Features	Balcony
Parking	RV

### Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1

### Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	eXp Realty (Kamloops)
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